

March 16, 2015

Lafayette Consolidated Government

Unified Development Code



Table of Contents

Article 3.	Development Standards	1
89-25	General	1
89-26	Access Management & Driveways	3
89-27	Building Height & Design	9
89-28	Mixed Use Center Design Standards	11
89-29	Mixed Use Building Standards	16
89-30	Servitudes (Easements)	19
89-31	Covenants & Restrictions	22
89-32	Fences	22
89-33	Flood Damage Protection	23
89-34	Historic Preservation	24
89-35	Improvement Guarantees	34
89-36	Landscaping, Buffers & Screening	36
89-37	Commercial Lighting	47
89-38	Lots, Blocks & Setbacks	48
89-39	Parking & Loading	56
89-40	Open Space	69
89-41	Reserved	73
89-42	Stormwater Improvements	74
89-43	Environmental Stormwater Management	81
89-44	Street Design	81
89-45	Street Names	92
89-46	Utilities	96

Article 3. Development Standards

✎ *Purpose: this Article establishes general standards for all development in the Parish, including both unincorporated areas and the City. Specifically, this Article:*

- *Implements the Comprehensive Plan (PlanLafayette),*
- *Ensures that new development and redevelopment mitigates impacts on the neighborhood and community, and*
- *Ensures that development is consistent with best practices for public safety, community design, and PlanLafayette.*

89-25 General

(a) Applicability

- (1) This Article applies to the City of Lafayette and the unincorporated areas of the Parish, except where otherwise indicated. This includes applications for subdivision plat, rezoning, zoning application, conditional use, driveways, building, and work within the right-of-way permits.
- (2) This Article applies to all developments, and to all rezoning, conditional use permits, subdivision plats, building permits, or certificates of occupancy, except where otherwise indicated.
- (3) No permits as described herein are required for LCG sponsored work with the exception of building permits for building work, but the standards herein do apply to all LCG sponsored work

(b) Standards

- (1) **Public Facilities and Improvements.** The proposed development or use must be served by public utilities, fire protection, police protection or other public services.
- (2) LCG shall control the space allocation in street right-of-way and public servitudes.
- (3) LCG shall control the space allocation in utilities servitudes as recommended by LUS.
- (4) **Suitability of Land.** A proposed subdivision plat, conditional use permit, or rezoning request that increases allowable density or floor area must be located outside of areas subject to flooding, or that are topographically unsuitable for development; or that for any other reason are being unwisely or prematurely subdivided or developed.
- (5) The developer and contractor responsible for the development shall acquire a free development permit from Public Works and LUS, if applicable, detailing the proposed improvements and adherence to these standards.
- (6) All public infrastructure shall be designed and constructed in accordance with the applicable technical references including but not limited to LCG's Public Infrastructure Design Standards, Construction Specifications and LUS's Electrical Service Specifications.

(c) Variances or Modifications

(1) A variance or modification to a standard in this Article may be granted by the agencies listed in Table 89-25-1 below –
Table 89-25-1 Variances

Standard		Agency with Variance Authority	Process (UDC reference)
Access Management & Driveways	89-26	Planning and Zoning Commission For Driveways - PW	89-69
Building Height & Design	89-27	For Unincorporated Lafayette Parish – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	89-68
Mixed Use Center Design Standards	89-28	Board of Zoning Adjustment	89-68
Mixed Use Building Standards	89-29	Board of Zoning Adjustment	89-68
Easements (Servitudes)	89-30	Planning and Zoning Commission	89-69
Fences	89-32	For Unincorporated Lafayette Parish – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	89-68
Flood Damage Protection	89-33	Planning and Zoning Commission	89-69
Historic Preservation	89-34	Lafayette Preservation Commission	89-34
Improvement Guarantees	89-35	Planning and Zoning Commission	89-69
Landscaping, Buffers & Screening	89-36	For Unincorporated Lafayette Parish – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	89-68
Commercial Lighting	89-37	For Unincorporated Lafayette Parish – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	89-68
Lots & Blocks	89-38	Planning and Zoning Commission	89-68
Setbacks	89-38	For Unincorporated Lafayette Parish and complete subdivisions – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	
Parking & Loading	89-39	For Unincorporated Lafayette Parish – Planning and Zoning Commission For City of Lafayette – Board of Zoning Adjustment	89-68
Open Space	89-40	For Subdivisions or	89-69

Unincorporated Lafayette Parish –
Planning and Zoning Commission
For Individual lots in the City of
Lafayette– Board of Zoning
Adjustment

Stormwater Improvements	89-42	Planning and Zoning Commission	89-69
Street Design	89-44	Planning and Zoning Commission	89-69
Street Names	89-45	Planning and Zoning Commission	89-69
Utilities	89-46	Planning and Zoning Commission	89-69

- a. The agency approving the permit where the standard is applied as noted within the subsection, or
- b. Any other agency or official designated in the section that establishes the standard, in which case subsection “a.” above does not apply.

(2) A variance may be granted only if the applicant demonstrates that –


- a. The variance, or an alternative standard proffered by the applicant, is consistent with *PlanLafayette*, and
- b. Practical difficulties in the development and adequate use of land would result from the literal enforcement of the standard, and
- c. The variance is in harmony with the general intent of the standard, and
- d. The variance is consistent with public interest, safety and the general welfare.

(3) Any variance shall be in writing and specifically set forth in the permit issued.

(d) Name of Subdivision, Development, and Streets

- (1) No subdivision shall bear the same name as another subdivision in the city or parish unless located on adjoining property.
- (2) LCG policy is to preserve and promote the French language in Acadiana. Residential, commercial, and industrial developments are encouraged to include French names and terms wherever possible, particularly in reference to street names.

89-26 Access Management & Driveways

 *Purpose: this section establishes standards for public roads and streets which ensure that they work efficiently and safely accommodate all modes of travel (including pedestrian, bicycles, transit, and cars). Action Item (1.3.2)*

(a) Applicability

- (1) This section applies to the City and the unincorporated areas of the Parish.
- (2) For developments along state routes, all requirements within this document apply as approved by the State.

(b) Definitions

In addition to Article 8, the terms and phrases used in this Section are defined below:

- Commercial driveway** Any passageway designed or intended for vehicular travel for a commercial or non-residential site between the street and any public or private area outside the street that is designed or intended to park –
- any commercial vehicle, or
 - more than 3 passenger vehicles, or
 - other than a single-family dwelling.

Lastly, all driveways to gasoline service stations are considered commercial driveways.

- Residential driveway** Any passageway designed or intended for vehicular travel for a detached single-family dwelling between the street and any point outside the street right-of-way that leads to any public or private area designed or intended to park no more than 3 passenger vehicles.

(c) Driveway Permit**(1) Applicability**

Before constructing, relocating or altering structurally any driveway on a public road, a permit shall be obtained from the PW if the work is not associated with a commercial building permit or with a residential building permit within a development with subsurface drainage. However, no permit is required for the construction of any driveways installed as part of the paving or widening of any street in accordance with plans approved by PW.

(2) Requirements

- a. The grantee of any driveway permit shall furnish all materials, labor and equipment necessary for the construction of the driveways authorized in the permit. LCG shall not, as a policy, participate in the construction of any driveway, except when the driveway is part of an LCG sponsored project as set forth in subsection 1 above.
- b. The permit is subject to approval as to location, design and driveway materials, as well as pipe size and grade, by PW.
- c. All materials shall meet the specifications of LCG and shall be subject to approval of PW.

(3) Indemnification

The grantee of any driveway permit shall hold harmless LCG, its agents and employees against any action for personal injury or property damage sustained by reasons of the exercise of the permit.

(d) Design and Construction Standards

The following design and construction standards are subject to modification for compatibility with urban development, such as that located in a Mixed-Use Center, or an MX, D, or MN district.

(1) Number of driveways

- a. Unless approved otherwise by PW, driveways must be spaced as indicated in the table below unless the speed limit on the adjacent roadway(s) is 30 mph or less and the lots are in a residential subdivision. Residential drives are permitted one per lot. Full access driveways may

require modification (not allowing all movements) based on, but not limited to, sight distance, crash history, and the need for sufficient gaps.

	Posted speed limit (miles per hour)							
	25	30	35	40	45	50	55	60
Minimum distance between existing and/or proposed driveways (feet)	165	220	275	340	410	485	565	655

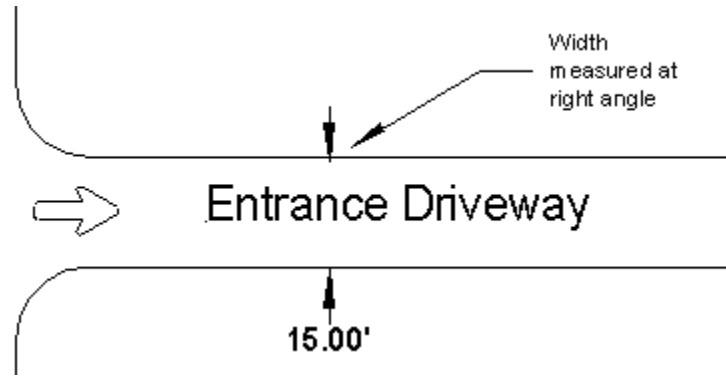
- b. Joint access and cross access servitudes are required to maintain the driveway spacing in (a) above.
- c. A Traffic Impact Analysis may be required by PW and/or the Planning Commission to determine information such as, but not limited to:
 - 1. The expected volume and direction of traffic from the project and from surrounding development, existing street capacity, the street capacity resulting from funded improvements at the time of development, offsetting mitigation resulting from internal capture of trips, pedestrian and bicycle improvements, and public transit, and
 - 2. Necessary improvements to existing and proposed roadway/driveway/parking lot infrastructure to accommodate trips generated by the proposed development in a safe, convenient and efficient manner,

(2) Residential Driveways

- a. Residential driveways and/or parking pads shall be located no closer than 3 feet to any adjacent property lines and shall not conflict with line of sight regulations § 89-44(f) and shall not conflict with utilities servitudes. If the driveway or parking pad is designed and constructed to slope away from the adjoining side and/or rear property line, it may be constructed adjacent to the side and/or rear property line.
- b. Circular driveways or parking pads with both access points on the same street are permitted according to the following conditions:
 - 1. Existing or required sidewalk must be continued and maintained through the area according to applicable standards.
 - 2. The sidewalk must remain parallel to the street.
 - 3. If a green space is provided, it must be four-feet deep in relation to the street and at least ten-feet in length as measured by its point nearest the street.

(3) Width

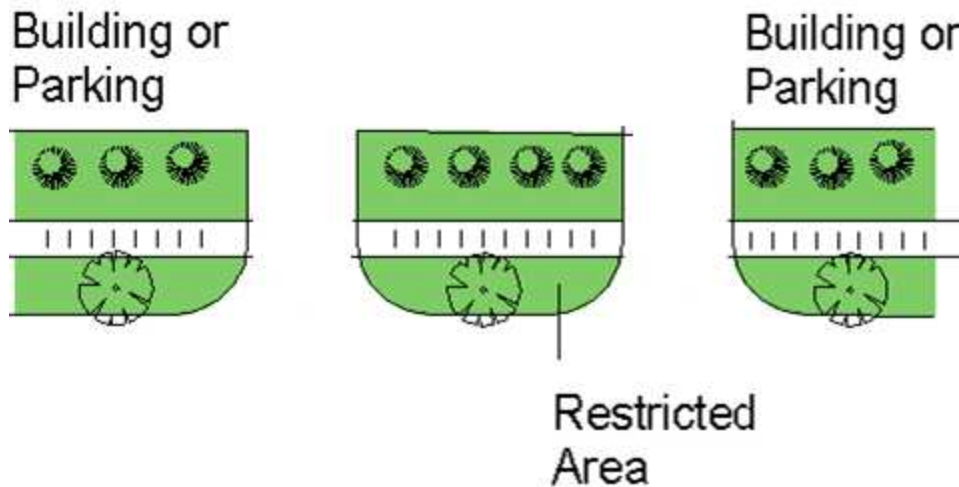
- a. The width of entrance and/or exit driveways is measured at right angles to the driveway.



- b. Minimum and maximum driveway width is as follows:

	Minimum Width (feet)	Maximum Width (feet)
Residential Driveways	12	24
Commercial Driveways	15	35

- c. The area between driveways and on either side of the driveway shall remain unimproved for vehicular travel or parking. This area shall be considered restricted and may be filled only with sidewalks, landscaping, or stormwater facilities (as provided in subsection d, below). If a curb exists on the roadway, a permanent separation (i.e. 6" curb) from the roadway shall be present.



Note: for driveway construction detail see LCG Public Works Public Infrastructure Design Standards standard details

Image not to scale

- d. The area between and on the side of entrances and exits, defined in subsection (c) as restricted areas, may be filled in or paved only when surface drainage is provided so that all surface water of the filled-in areas are carried away from the street roadbed in a suitable manner and the area does not interfere with any required landscaping or open space. The drainage opening beneath the filled-in area shall be adequate to carry the storm water, and the size of the opening and other design features shall be approved by PW.

(4) Separation from Street Intersections

- a. When measured along the curbline or edge of the roadway, no driveway shall be located nearer than 30 feet to the projection of any intersecting street right-of-way line.
 - b. Commercial driveways must be at least 150' from a public street intersection.
 - c. Commercial driveways must be right-in, right-out when intersecting a dedicated public street turn lane.
- (5) **Angle of Intersection with Street.** The angle formed by the intersection of the centerline of a two-way roadway and the centerline of a driveway shall be at least 60 degrees, except for an access driveway on frontage abutting a one-way street; then, the intersection of the centerlines shall be at least 45 degrees.
(City Code 1965, § 19-53(d))
- (6) **Sight Distance along Street.** Refer to the street design standards (§89-44(f)). All entrance and exit driveways shall be so located that vehicles approaching or using them will be able to obtain adequate sight distance in both directions along the street in order to maneuver safely and without interfering with traffic.
- (7) **Parking pads** adjacent to street right-of-way shall have a minimum length of 20' such that no part of the pad shall protrude into the street right-of-way.
- (8) **Encroachment on adjoining property or facilities.** No driveway shall encroach upon any adjoining property or city-parish facility. The relocation of city-parish facilities may be authorized, however, if the construction of a driveway, as authorized in this section, will encroach on the facility. In that case, the relocation shall be completed by and at the expense of the owner or lessee of the property. Any work done in the relocation shall comply with the specifications of LCG or the public utility having control of the facility to be relocated.
- (9) **Separation of Motor Vehicle Service Structures from Right-Of-Way.** No service pump island, vendor stand or other structure designed or intended to be used to service motor vehicles shall be constructed closer than 20 feet to the street right-of-way.
- (10) **Drainage.** Drainage in gutters and side ditches shall not be altered or impeded, and the applicant for a permit under this division must provide, at his expense, suitable structures approved by PW.
- (11) **Curbing, Grades, Sidewalk and Driveway Materials**
- a. The grades of the driveway and sidewalk shall be mutually compatible to provide an uninterrupted sidewalk grade for safe pedestrian movement and be in accordance with the Americans with Disabilities Act (ADA) and other applicable federal regulations.
 - b. Maximum slope of a driveway within the right-of-way is 1:10.
 - c. The driveway within the right-of-way shall be constructed of the same or more durable material as the adjoining street.
- (12) **Driveways Requiring Motorists to Back Out Onto Street.** A driveway shall not be constructed so as to force a motorist to back out into the street as a means of egress, except for driveways constructed for a single-family or two-family residence, but these must be built in accordance with the head-in/back-out parking requirements in § 89-39(i). Single and two-family residences shall have area within the property to turn around so a vehicle may pull out onto Lafayette Transportation Plan streets collector or higher.

(e) Administration**(1) Inspections**

PW may inspect driveways at or after the time of construction and require any changes needed to make the construction conform to applicable requirements. This subsection shall apply even if the driveway was constructed prior to its incorporation into the City of Lafayette or before the establishment of this section.

(2) Correction of violations and Assessment of Costs

- a. After proper notification to the owner, LCG may enter those areas declared to be in violation of this Section and effect repairs of the area as needed to protect the public.
- b. The Administrator shall not undertake any work until the owner or occupant of the lot, business or use has had the opportunity to do the work within 30 days after proper notice is given. Notice must be given to the owner or occupant, or to the agent of the leased or occupied premises. Proper notice shall consist of notification by certified mail to the last known address of the owner as reflected by the assessor's tax rolls in and for the parish. If the property is not leased or occupied, the Administrator must provide notice by advertisement in the City-Parish official journal for 2 consecutive days.
- c. The actual cost to LCG in having the work performed, and any necessary, reasonable and required administrative charges, is declared to be a charge, cost or expense of the property, lot, place, structure, house, business or area where any repairs or maintenances are performed. Expenses shall be collected in the manner fixed by law for the collection of taxes and are subject to the same penalties for delinquencies. The Administrator shall demand of the owner of the property the payment of such charges, costs or expenses, by written notice to the owner of the property. If the costs or expenses are not paid within 30 days after demand, the Administrator shall, after due notice as stated in this section, send an attached bill of the costs and expenses to the Support Service Manager for the Lafayette Utilities System, who shall add the amount of the bill to the next tax bill of the owner. The Administrator shall have recorded, in the mortgage office of the parish, an attached bill showing the cost and expense of the work and the place or property on which the work was done, so as to establish for LCG a lien and privilege securing the payment by the property owner of the charges, costs and expenses.

(3) Removal of Noncomplying Culverts or Drainage Grates

After giving a property owner 30 days written notice of the noncompliance, LCG may remove any culvert or drainage grate, with its accompanying drop inlet or curb inlet, for noncompliance with standards set by LCG. The cost and charges for these repairs are assessed in the same manner as outlined in subsection 2 above.

(f) Maintenance**(1) Maintenance of sidewalks and bikeways passing through driveways**

Where a sidewalk or bikeway passes through, traverses or intersects a driveway, commercial or residential, and becomes a part of the driveway, the maintenance and repair of that portion of the sidewalk or bikeway is the property owner's responsibility.

(2) Responsibility for maintenance

The entire maintenance of any driveway, whether it is located on private or public property, or both, is the property owner's responsibility. This does not apply where damages are caused by failure of subsurface structures or utility connections owned by LCG or other utility. The maintenance

responsibility includes the driving surface, the parking area and anything located within these areas, such as drainage grates, curb or drop inlets and sidewalks.

(g) Abandoned Driveways

- (1) A driveway is “abandoned” if:
 - a. The parking or land use is situated so that the driveway is not useable or not needed; or
 - b. The buildings or other structures are remodeled or situated on the property so as to prevent a vehicle from parking completely on the property.
- (2) When a driveway is abandoned, PW may order the replacement of the curbing and/or sidewalk so as to effectively close the driveway.
- (3) When any abandoned driveway is closed for the reasons set forth in subsection (1) above, PW shall notify the property owner in writing of the work to be done. Upon notification thereof, the property owner shall proceed to perform such work at his/her own cost.
- (4) If, within 30 days after notification, work is not started on the installation of the curb and/or sidewalk as set forth in the notification, the work may be done by LCG and all costs thereof assessed to the property owner. The cost and charges for these repairs are assessed in the same manner as outlined in subsection (e)(2) above.

89-27 Building Height & Design

Purpose: This section establishes design guidelines that reinforce existing and/or desirable characteristics and ensure compatibility with surrounding properties. Action Items (1.2.1, 2.4.1, 3.13.1)

(a) Height Measurement

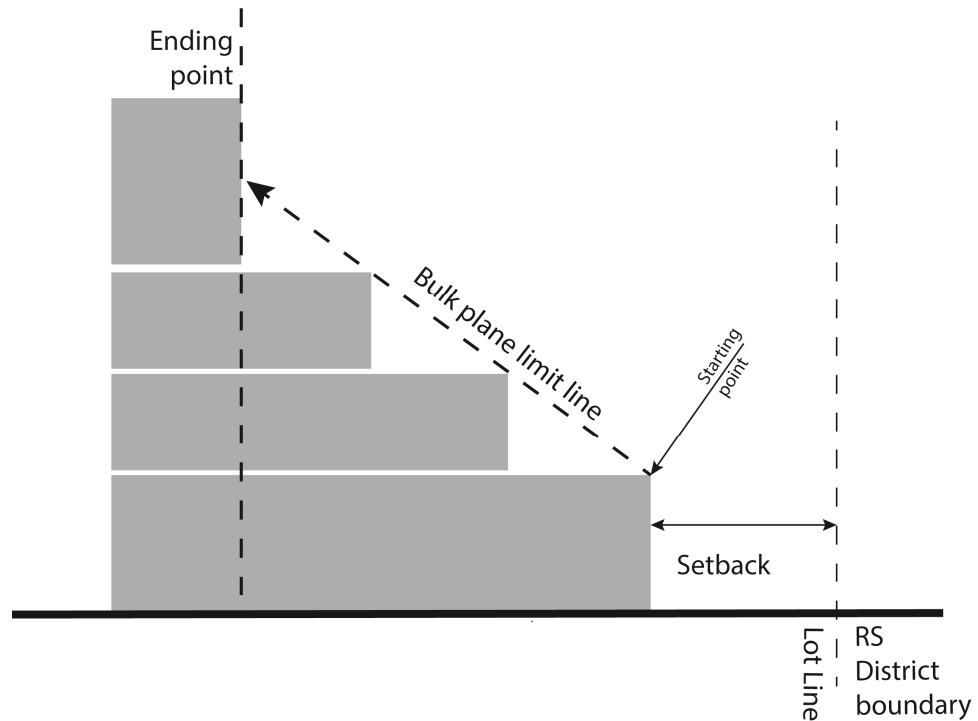
- (1) Structure height is measured in number of stories.
- (2) A “story” is defined by LCG’s adopted Building Code.

† Note: the International Building Code defines a “story” as “that portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (also see “Basement” and “Mezzanine”). It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.
- (3) An attic is not a story if at least 50% of the attic floor area has a clear height of less than 7½ feet; measured from the finished floor to the finished ceiling.
- (4) Where a lot slopes downward from the front property line, one story that is additional to the specified maximum number of stories may be built on the lower, rear portion of the lot.

(b) Bulk Plane

- (1) The zoning district regulations (Article 2) establish bulk plane requirements for each zoning district. The bulk plane establishes a setback line for buildings and structures based on their height and distance from the side or rear setback line.
- (2) The bulk plane requirements have 3 elements:

- a. **Starting point.** This is the point from which the bulk plane is measured. It is measured in stories above the setback line. For purposes of this subsection, a story is considered 12 feet in height measured from average grade if a building is below the maximum height at the starting point. *For example, the bulk plane requirement may specify 3 stories for the first 20 feet from the setback. The starting requirement in that instance is 3 stories above average grade at the setback line. If a building is only one or 2 stories at the setback line, the starting point is 36 feet (3×12).*
- b. **Bulk plane limit line.** This is an imaginary line measured from the starting point to the ending point, which establishes the maximum building height based on the building's distance from the starting point.
- c. **Ending point.** The zoning district regulations may establish a point beyond which the bulk plane requirements do not apply. There is no limit on building height beyond that point.



- (3) For purposes of measuring the bulk plane, the side or rear setback line refers to a minimum setback line, and not a maximum setback line.

(c) **Height Exceptions**

The following accessory structures are not subject to the height limits in the bulk plane (subsection (b) above):

- Amateur communications tower;
- Cooling tower;
- Clerestory;
- Chimney and vent stack;
- Elevator penthouse or bulkhead;
- Flagpole;
- Mechanical equipment room;
- Ornamental cupola or dome;
- Skylights;
- Solar panels;
- Spire, belfry;
- Stairway access to roof;
- Tank designed to hold liquids (may be a primary use of the lot);
- Visual screens surrounding roof mounted mechanical equipment; and

- Parapet wall, limited to a height of four feet;
- Roof top deck;
- Wind turbines and other integrated renewable energy systems.

89-28 Mixed Use Center Design Standards

Purpose: this section establishes guidelines and provides standards for Mixed Use Centers

(a) Application



- (1) The MUC is subject to a Master Site Plan. The Master Site Plan shall demonstrate compliance with the standards listed in this Chapter and may include an illustrative plan to demonstrate feasibility and ability to meet minimum intensity thresholds.
- (2) A Mixed Use Center (MUC) may be applied for through an owner-initiated rezoning, or initiated by LCG.
- (3) An applicant for an owner-initiated rezoning may combine the Master Site Plan with a preliminary plat and a development agreement. LCG will not approve a property owner-initiated rezoning until a development agreement is approved or concurrent with the development agreement.

(b) Mixed Use Center Development Area

- (1) The MUC shall not exceed 150 acres.
- (2) If the proposed development would exceed the maximum size, the development shall be split into multiple MUC's to provide adequate mixing of civic and commercial opportunities.

(c) Land Use Allocation

- (1) An MX district is a portion of a Mixed Use Center that includes a Center and Common Open Space, and may be eligible for Supporting Uses on "B" Streets that are designated on the Master Site Plan.

District or Area	Description
<p>Center</p> 	<p>A Center is the focal point of a mixed-use development or Master Site Plan, and contains a mix of retail, commercial, civic, and/or public services, and residential uses. A neighborhood center area is pedestrian-oriented. These areas are integrated with surrounding areas zoned MX, MN, or RM through a continuous network of streets, sidewalks, trails, and civic spaces. MX includes several different categories of building and site design standards to reflect anticipated buildout, phasing, transitions in scale, and market conditions. Several categories of MX are provided to reflect differences in building scale, market demand and commuting patterns throughout the community.</p>
<p>Civic and Open Spaces</p> 	<p>Common and open space spaces serve as areas for community gathering, landmarks, and as organizing elements for the neighborhood. These include squares, plazas, greens, preserves, parks, and greenbelts. These are permitted in either the MX or MN areas, and standards are provided below.</p>
<p>Supportive Uses</p> 	<p>A property owner-initiated MUC that includes at least 50 acres, or an LCG-initiated zoning designation or rezoning, may include Supportive Uses. These are commercial, light industrial, large office and low-impact manufacturing uses that have flexible site and building design standards. This gives applicants the flexibility to incorporate these uses as anchors that support the balance of the development, and provide access to services or shopping that would not otherwise become available to nearby residents or employees. These areas are limited to designated “B” streets in order to maintain the function and appearance of a compact neighborhood.</p>

(d) Zoning Districts

- (1) The MUC shall include a variety of zoning districts, including MX, RS (1&2), RM (1&2), MN, and CM.
- (2) The MX zoning district is only available within an MUC as shown on a Master Site Plan.
- (3) The following minimums and maximums apply to an overall development plan for supportive zoning districts:

Zoning District	Minimum	Maximum
RS-1	None	10%
RS-2	None	30%
RM (1 & 2)	10%	None
MX	10%	50%
MN	●	●

CM

- = MN and CM may not exceed the area of the MX district.
- MX + (MN + CM) may not exceed 50% of MUC.

(e) Intensity Threshold

The following density requirements supersede the minimum lot sizes established in Article 2 for the supportive zoning districts.

Use or Zone	Minimum
Residential	10 units per gross developable acre
Commercial	10,000 sf per 10 acres of MUC
MX	15 units per gross developable acre, unless otherwise provided in a development agreement

(f) Open and Civic Spaces

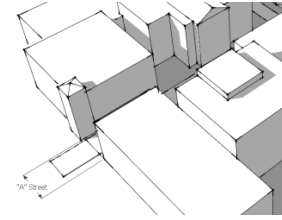
- (1) If the MUC is a privately initiated rezoning, it shall include at least the amount of open space required below. If LCG initiates an MUC, the MUC shall include a plan for providing and maintaining the required open space.
- (2) Required open and civic spaces for Site Category 1, shall total 10% of the overall site area. Required open and civic spaces for Site Category 2, shall total 15% of the overall site area. See Section § 89-40 for definitions.
- (3) If the MUC meets the required percentage of open space as shown on a Master Site Plan, then individual lots within the MUC do not need to provide additional open space. If the Master Site Plan does not meet the required open space, the applicant shall indicate the lots or parcels that will provide the open space or provide an allocation system in the development agreement to meet the open space obligations.
- (4) An MUC shall reserve at least **5% of the open space** as **civic space**.
 - a. Civic spaces include greens, plazas, squares, courtyards, boulevard pathways, or historic/cultural sites (see § 89-40).
 - b. The MUC shall establish **at least one square, plaza, or green**.
 - c. All areas within the MUC shall be located **within 1,000 feet** of a civic space.
- (5) All streets must connect to another street to form blocks, or shall provide a connectivity ratio of at least 1.6 (see § 89-44).
- (6) No block shall have a perimeter greater than 2,000 feet as measured along the adjoining property line or lines.

(g) Streets

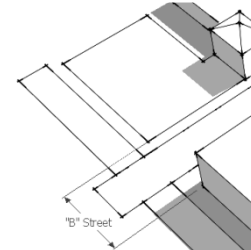
Purpose: street types within the MX district encourage pedestrian activity and accommodate multimodal activity.

- (1) To implement LCG's design objectives while providing market flexibility, an MX district is divided into "A" Streets and "B" Streets, as follows:

An "A" Street is a street with frontage that is restricted to building types and uses that promote pedestrian activity, and which benefit from pedestrian and/or transit access. A street is classified an "A" Street unless otherwise designated on the Zoning Map or a Master Site Plan.



A "B" Street is a street that permits front-loaded surface parking, retail and service uses, and single-story buildings. A "B" designation may be considered an interim designation as part of a phased development plan. The total length of all "B" type streets shall not exceed 35% of total streets within the MUC.



- (2) If a property owner initiates an MUC, the Master Site Plan shall designate "A" and "B" streets. After the MUC is approved, "A" and "B" streets will be designated on the zoning map.
- (3) If LCG initiates an MUC, "A" and "B" streets will be designated on the zoning map.
- (4) The compact street type cross section will be made available by PW.

(h) Site Design

Purpose: This section establishes standards for site design that are divided into Category 1 and Category 2, described generally as follows:

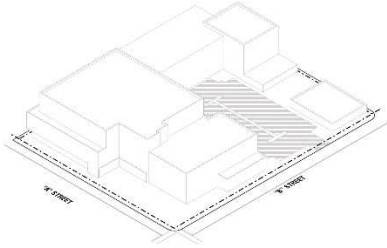
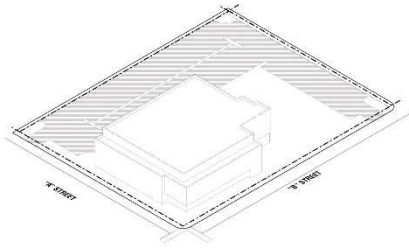
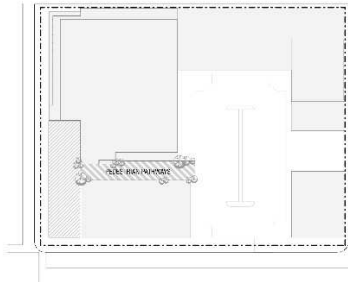
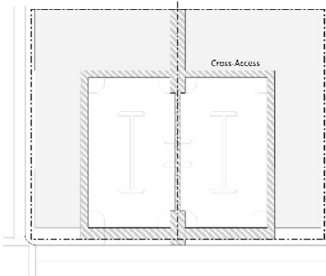
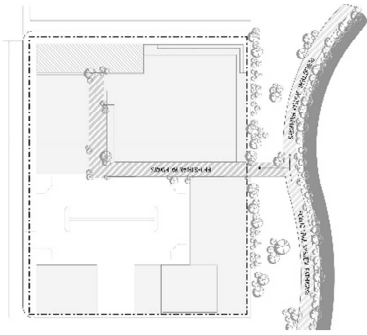
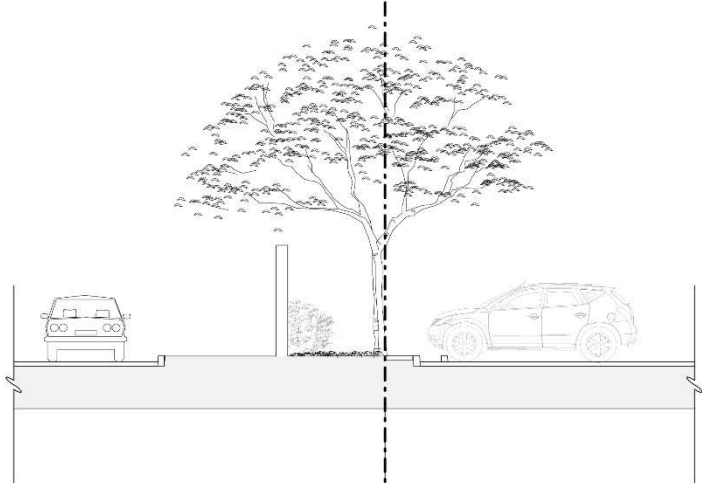
Element	Site Category 1	Site Category 2
Building Placement	Buildings located at or near the sidewalk edge	Buildings may be set back to accommodate parking and landscaping
Parking	Parking is located to the rear or side of buildings in small modules, and is limited in quantity.	Parking set back from the sidewalk edge in landscaped lots, and is sufficient to accommodate current demand.
Pedestrian Circulation	Buildings line the street or are connected by entries or civic spaces. Sidewalks and paths connect to neighborhoods and civic spaces.	Buildings may connect to the street through parking areas and landscaped paths. Sidewalks and paths connect to "A" Streets, civic spaces, or neighborhoods.
Vehicular Circulation	Streets are highly connected, with narrow drive lanes, limited curb cuts, and off-street connections between parcels	Moderate drive lanes, limited curb cuts, and off-street connections between parcels.
Open / Civic Space	Open space is urban in character, and may be planted (such as plazas) or hardscaped (such as courtyards), vegetated (such as parks), or a combination (such as parklets).	Open space is urban or suburban in character, and ranges from buffered walkways to playgrounds in shopping areas.
Landscaping / Buffers	Limited urban landscaping to promote pedestrian orientation and reduce visual impacts of parking.	Landscape buffer adjacent to single-family

Under PlanLafayette, Site Category 1 is the preferred outcome. Site Category 2 is allowed in an MUC, but are limited as provided for "B" streets above, and as provided in the site design standards below.

- (1) **Site Categories.** Standards for Site Category 1 apply to all development with frontage on an "A" Street. Standards for Site Category 2 apply to development with frontage only on a "B" Street.

Site Elements. The required and permitted elements for Site Categories 1 and 2 are as follows:

Site Element	Definition & General Requirements	Site Category 1	Site Category 2
Parking	<ul style="list-style-type: none"> This establishes the location and size of parking areas. The reduced parking ratios established 	<ul style="list-style-type: none"> Required parking spaces are reduced to 50% of those otherwise required, and are limited to 120% of the required spaces (see 	<ul style="list-style-type: none"> Required parking spaces are reduced to 50% of those otherwise required (see § 89-39). No maximum applies.

Site Element	Definition & General Requirements	Site Category 1	Site Category 2
	<p>here are in addition to any shared parking reductions in § 89-39.</p> <ul style="list-style-type: none"> A parking space located on a street is included in the calculation of required parking space if it is adjacent to the building site where the use is located. 	<p>§ 89-39)</p> <ul style="list-style-type: none"> At least 85% of the parking spaces must be located to the rear of the principal building, in an interior courtyard, or a shared parking structure. 	<ul style="list-style-type: none"> Parking may be located between the street and the principal building. Front and interior landscaping requirements apply.
			
Pedestrian Circulation	Pedestrian connections include: (see § 89-39 for definitions)		
	• Pedestrian pathway	Front-loaded spaces only	Required
	• Cross-access connections	Required	Required
	• Connections to public trail systems	Required	Required
			
Land-scaping	• Standards and definitions are provided in § 89-36.	Not required except for parking frontages. Rear, interior or alley-facing parking areas are exempt.	Required as provided in § 89-36.
			

89-29 Mixed Use Building Standards

(a) Applicability

This section applies to all buildings within the MN, CM, and MX districts of an MUC except as noted.

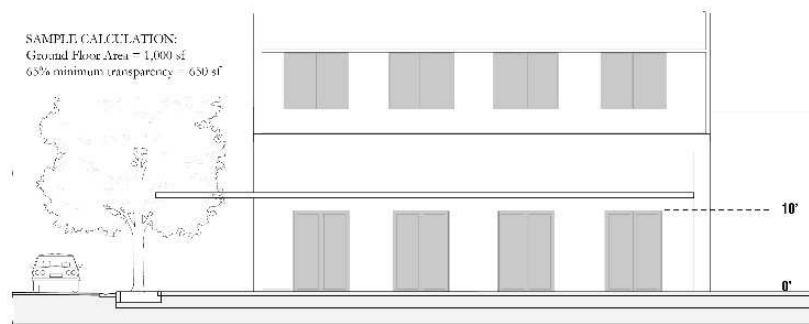
(b) Building Interface

(1) **General:** The building interface applies to all districts except the CM.

(2) **Primary Building Entry:** Habitable space at the Front Lot Line shall have its primary entry(s) within the Front Setback Area.

(3) Commercial Buildings

- a. **Minimum Glazing:** Facades facing "A" Streets shall be glazed with at least 50% of the first story measured between 0 feet and 10 feet of the sidewalk. Facades facing "B" Streets shall be glazed with at least 30% of the first story measured between 0 feet and 10 feet of the sidewalk. Mullions, muntin, and frames that are no wider than 4 inches are considered part of the glazed area.
- b. **Glass Transparency:** All glass shall be transparent with a maximum 15% reflectivity. Any window tinting, graphics, and interior affixed window shades that create a permanent opaque or translucent condition are prohibited, except for allowed signs.
- c. **Setback Landscaping:** Setbacks shall be paved and shall be available for outdoor dining and furnishing where the minimum sidewalk width is established (see § 89-44).
- d. **Shading of Private and Public Frontage:** In addition to shade provided by street trees where they are provided, shading of the private and public frontage can be achieved through galleries or awnings.

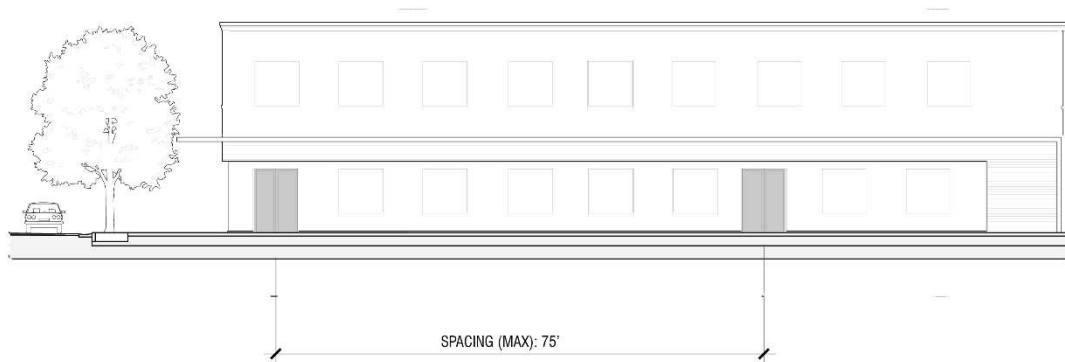


(4) Residential buildings

- a. **Minimum Glazing:** Facades shall be glazed with at least 25% of the first story measured between 2 feet and 10 feet of the sidewalk.
- b. **Glass Transparency:** All glass shall be transparent with a maximum 15% reflectivity. Window tinting and interior affixed window shades that create a permanently opaque or translucent condition are prohibited. Window shading and privacy can be achieved through interior adjustable window treatments, and/or operable exterior shutters.

- c. **Raised Ground Story Access:** Access to the required minimum 24 inch raised residential ground story can be achieved through exterior or interior steps and ramping.
 - d. **Flex buildings:** The raised residential ground story requirement does not apply where:
 - 1. The ground story at the front elevation to a minimum depth of 18 feet is built to a commercial building standard;
 - 2. No other residential room is in the ground floor;
 - 3. There is a separate entry for the Residential and Commercial areas of the building, and a lockable interior connection between the areas.
 - e. **Shallow Setback Landscaping:** After minimum sidewalk requirements are met, setbacks less than 6 feet may be landscaped or paved.
 - f. **Deep Setback Landscaping:** After minimum sidewalk requirements are met, setbacks over 6 feet of the sidewalk shall be landscaped.
 - g. **Deep Setback Planter Wall:** After minimum sidewalk requirements are met and where setbacks from the sidewalk are greater than 6 feet, a landscaping wall shall be built at the perimeter of the yard. The landscaping wall shall measure at least 18 inches in height and 4 inches in depth. A side wall is not required where the planter wall is continuous to an abutting yard.
- (5) **Building Attachments:** Galleries and Awnings are not required. Galleries and Awnings shall not overlap the sidewalk and/or encroach into the public right-of-way unless permitted by PW and LUS.
- (6) **Upper Story Façade Requirements:** Glazing above the first Story Façade shall be at least 20% of the Façade wall area.
- a. Low pitch or flat roofs on new buildings shall be enclosed by a parapet that is at least 3 feet in height, or as necessary to screen the view of mechanical equipment from the sidewalk. Existing buildings shall screen mechanical equipment through a parapet or by other means.
 - b. Upper story balconies can extend over public sidewalk to maximum depth of 4 feet.
- (7) **Development over Access ways:** To achieve a connected street wall and for more efficient use of land, buildings may extend over pedestrian and vehicular access ways to internal blocks as follows:
- a. Required Pedestrian Passages shall form a continuous minimum at-grade opening of 12 feet from sidewalk to ceiling height and a width of 8 feet.
 - b. Vehicular access to structured and surface parking having the following unobstructed dimensions:
 - 1. a minimum opening height of 10 feet in height, or 14 feet in height when over a shared alley or street with service or emergency functions; and
 - 2. a minimum width of 12 feet, or a minimum width of 20 feet (18 feet curb face to curb face minimum) when over a shared alley or street with service or emergency functions. The maximum width of the opening shall be 24 feet.

- (8) **Entrance Spacing:** Buildings along a class A Street shall have a maximum spacing between entrances of 75 feet. This distance is calculated from midpoint of the entrance to midpoint of the following entrance.



(9) **Building Facades:**

- a. Buildings located in the MN districts shall be no wider than 100 feet. If the building is greater than 100 feet then it shall have separate Building Facades treatments no wider than 100 feet.
- b. Buildings located in the MX and CM districts shall be no wider than 200 feet. If the building is greater than 200 feet then it shall have separate Building Facades treatments no wider than 200 feet.

(c) **Architectural Features**

- a. Buildings shall include the following number of architectural features (A color rendering will be required at permitting to satisfy this requirement):

Building Size	Number of architectural features
Up to 50,000 square feet	1
50,000 square feet	4
100,000 square feet or 200 feet of continuous building plane	5

- b. The following are examples of the required types of design features:

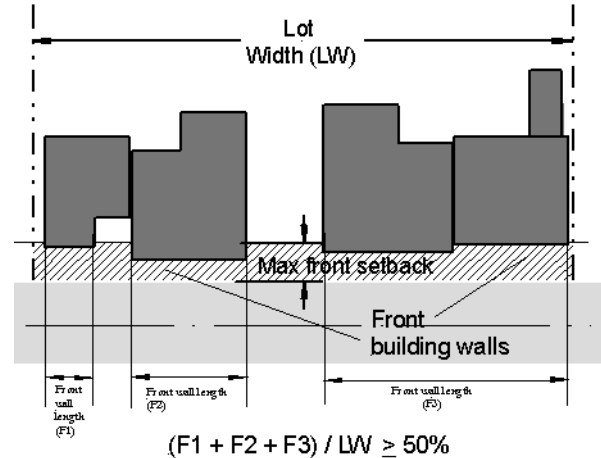
- horizontal recesses, projections, or off-sets
- vertical reveals, projections, or off-sets at least 1' wide and an average of every 30' of horizontal elevation
- porches
- breezeways
- courtyards
- awnings or canopies
- alcoves
- peaked roof forms
- arches
- outdoor patios
- architectural details such as tile work or moldings integrated into the façade
- integrated planters or wing walls
- accent materials
- varied roof heights
- premium roofing materials such as tile or standing seam metal

- recessed entries
- ornamental cornices
- display or other ornamental windows
- tower features
- similar design features approved as a condition of rezoning, conditional use permit approval, or certified by a registered architect

(d) Frontage Buildout

Frontage buildout refers to the area between the minimum and maximum front setback that is occupied by building elevations. Building elevations are counted towards frontage's buildout requirements only if they meet the building interface standards in subsection (b) above.

Unless the zoning district regulations establish a different requirement, building walls shall occupy at least 50% of the lot width at the maximum front setback lines.



89-30 Servitudes (Easements)

Purpose: this section provides standards for the location, width, and maintenance of servitudes/easements to ensure that public infrastructure is adequately maintained. Action Item (3.15.5)

(a) Applicability

- (1) Public utility servitudes are those servitudes established within a plat which are designed to accommodate publicly owned or controlled utility facilities necessary to provide various types of utility services to the individual properties within the plat boundaries.
- (2) Public utility servitudes may be used for, but not limited to, facilities necessary to provide water, electrical power, natural gas, drainage, storm sewer, traffic control, fiber, access, access management, telephone, telegraph, sanitary sewer services, and “utility” as defined in Article 8.
- (3) The term “servitude” may be used interchangeably with the term “easement” as found throughout this Chapter.

(b) Generally

- (1) Public Servitudes across lots or centered on rear or side lot lines shall be provided as necessary.
- (2) The location and width of private servitudes must be coordinated with any individual private utility companies involved.
- (3) Public servitudes located along the outer boundaries of a plat must contain the full width required for the servitude unless the adjacent property is within a portion of a previously approved plat and under the same ownership as the property being platted or where additional servitude is dedicated by separate instrument by the owner of the adjacent tract. In those cases, one-half ($\frac{1}{2}$) of the required

servitude width may be dedicated within the plat boundary by separate instrument or through notation on the plat certifying the ownership and dedication of the servitude.

- (4) All existing servitudes which traverse or border any property planned for development under these regulations must be indicated on the subdivision plat and site plans submitted to the Planning and Zoning Commission for approval.
- (5) LCG shall control the space allocation in utilities servitudes.
- (6) No permanent buildings, overhangs, or obstructions shall be placed in the public servitudes. For quasi-permanent structures, fences, plantings, and temporary obstructions see below.
- (7) Quasi-permanent structures may be constructed in the required servitude, only if:
 - a. Location of the quasi-permanent structure is reviewed and approved by LCG.
 - b. Any damage incurred by the structure during maintenance or improvement of the facility is the responsibility of the property owner, not LCG/LUS.
- (8) The property owner may place fences, plantings, or temporary obstructions in the public servitudes if, upon request, the fences, plantings or temporary obstructions will be removed by the property owner. If the property owner fails to remove the obstructions, the appropriate authority using the utilities servitude may remove them and –
 - a. Upon removal, the property owner is not entitled to damages and may not recover any cost of replacing the objects removed from the servitude, and
 - b. On removal of any objects from the utilities servitude, the property owner is obligated to permit the items removed to be placed on the property adjacent to the servitude.
- (9) Dead-end public utility servitudes are not allowed, unless specifically agreed to by the servitude beneficiary for that utility.

(c) Utilities Servitudes

- (1) Public utility servitudes may be used for, but not limited to, facilities necessary to provide water, electrical power, natural gas, fiber, telephone, telegraph and sanitary sewer services.
- (2) Public utility servitudes shall have a total width of at least 10 feet. A ten-foot by ten-foot (10'x10') niche is required at all property corners fronting streets. The niche may be centered on the property line such that five feet of the width is on each side of the property line. Deviations from this general requirement shall be subject to approval by LUS for city property and LCG for unincorporated property.
- (3) Storm sewers or open drainage ways must not be constructed within public utility servitudes unless specifically approved by LCG and where additional servitude width is provided to conform to the standards established above for utility servitudes.

(d) Drainage Servitudes

- (1) Where a subdivision is traversed by a water course, drainage way, channel, or stream, the applicant shall provide a drainage and access servitude at least 20 feet in width on each side of the water course and conforming substantially with the water course's lines and a drainage servitude for the location of

the water course, the same being necessary to ensure proper drainage, minimize flooding, and accommodate the movement of equipment, manpower and materials along such water course for maintenance. If the water course, drainage way, channel, or stream is identified on the Official Drainage Map, there shall be provided a drainage and access servitude of at least 30 feet in width on each side and conforming substantially with the water course's lines and a drainage easement for the location of the water course, the same being necessary to ensure proper drainage, minimize flooding, and accommodate the movement of equipment, manpower and materials along such major water course for maintenance. The easement shall include further width and/or construction where needed to accommodate drainage flows. Notwithstanding the foregoing, if the Director of PW or his designee should determine that the public interest in effective drainage and flood prevention can be served by a servitude of narrower width than prescribed above, then the Director may require a servitude of reduced width, provided that the same is sufficient to ensure proper drainage, minimize flooding and allow the movement of equipment, manpower and materials along the channel for maintenance.

- (2) Storm sewers or open drainage ways must not be constructed within public utility servitudes unless specifically approved by PW and where additional easement width is provided to conform to the standards established above for drainage servitudes.
 - a. The drainage servitude, for sub-surface drainage not adjacent to a public roadway, shall be a minimum of 20' and meet the requirements of PW.
- (3) The property owner shall not permit drainage across the servitude into the water course except by natural means. If drainage across the servitude is requested, any drainage structure must be approved by PW or other authorized public drainage or flood control official.

(e) Private Servitudes

- (1) This subsection applies only to the unincorporated areas of the Parish and City of Lafayette.
- (2) All private servitudes created prior to the subdivision of any tract of land must be shown on any subdivision plat as provided in Article 10.
- (3) If the holder of an undefined servitude does not define the servitude involved, the subdivision plat must –
 - a. Provide accurate information as to the center line location of all existing pipelines, pole lines, or other utility facilities that conform with the servitude holders rights, and
 - b. Establish building setback lines 15 feet from and parallel with both sides of the center line of all utility facilities identified in subsection “a” above.

(4) Special Use Servitudes

- a. The establishment of special use utility servitudes may be provided on a subdivision plat when –
 1. The servitude accommodates a utility facility owned, operated and maintained by a unit of government and is restricted to either water mains, sanitary sewers, storm sewers or for drainage purposes; and
 2. PW determines that these facilities cannot or should not be accommodated within a general purpose public utility servitude or public street right-of-way.

- b. Servitudes proposed to be established for any private utility company or private organization providing utility services and restricted for their exclusive use may be shown on a subdivision plat.
- c. The private utility facilities can be accommodated and placed within the general purpose public utility servitudes, public streets and alleys established within the plat boundary.
- d. This subsection does not prevent the private utility companies or the subdivider from granting and establishing special or exclusive use servitudes by separate instruments if those arrangements are deemed necessary to properly serve the properties within the plat boundaries.

(f) Cross Access Easement / Servitude

- (1) A “cross access easement or servitude” includes –
 - a. Public access easement / servitude (joint use) for vehicle / pedestrian access from the public roadway to two or more properties, or
 - b. Public access easement / servitude (cross access) for vehicle / pedestrian access across multiple properties generally parallel to a public roadway.
- (2) If the Administrator or approving agency finds that internal circulation between adjoining properties will avoid a reduction in the level of service (LOS) of adjacent streets, the applicant shall provide a cross access easement or servitude between the properties.

89-31 Covenants & Restrictions

(a) Applicability

This section applies to any subdivision plat.

(b) Requirements

- (1) LCG does not enforce the private provisions within covenants or deed restrictions.
- (2) If required, deed restrictions, covenants, or maintenance agreements shall be submitted to provide for public protection and maintenance of the development. Those deed restrictions or covenants, however, shall not contain reversionary clauses where any lot shall return to the subdivider because of a violation of the terms of the restrictions or covenants.
- (3) All covenants and/or restrictions for a development’s public infrastructure/maintenance agreement shall be referenced on the Final Plat or provided to LCG prior to final plat approval.

89-32 Fences

 *Purpose: this section is in accordance with Action Item 1.1.4 of PlanLafayette.*

(a) Applicability

This section applies only to the City of Lafayette and unincorporated Lafayette Parish.

(b) Location

- (1) Fences may be erected along the boundaries of a lot or required setback, unless a specific restriction is provided in another part of this Chapter (see Sections 89-30(b) and 89-38 (e)). Additional fences may be erected within required setbacks.

- (2) No fence foundation may conflict with public servitudes or public infrastructure – i.e. water, electrical power, natural gas, drainage, storm sewer, or other utilities as defined by Article 8. Any damage to the public infrastructure shall be repaired and paid for by the fence owner. If, within 30 days after notification of damage, work is not started on the repairs as set forth in the notification, the work may be done by LCG and all costs thereof assessed to the property owner. The cost and charges for these repairs are assessed in the same manner as outlined in section 89-26 (e)(2).
- (3) Fences may not block the function and flow of the public storm water system and shall not block the function and access to utilities facilities, unless approved by LUS

(c) Advertising

In the unincorporated Parish, fences shall not contain any poster, graphics or advertising of any kind, except for one sign of the owner, lessee, operator or licensee of the premises, on each street frontage. The sign shall not exceed 100 square feet in area.ⁱ

(d) Screening and Privacy Barriers

See § 89-36.

89-33 Flood Damage Protection

Purpose and intent: It is the purpose of this Section to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- *Protect human life and health and property; and*
- *Minimize expenditures of public money for costly flood control projects; and*
- *Minimize the need for rescuer and relief efforts associated with flooding and generally undertaken at the expense of the general public; and*
- *Minimize prolonged business interruptions; and*
- *Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains; and*
- *Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and*
- *Ensure the potential buyers are notified that property is in a flood area.*

⇔ Refer to § 26-681 to 26-800 for additional information.

Action Item (10.4.1)

(a) Plat and Elevation Requirements: The following requirements shall apply to all residential, commercial, industrial and other nonresidential developments:

- (1) Residential and Non-Residential Floor Elevations: Lots within developments proposed for residential, commercial, industrial or other nonresidential developments shall be designated as being in or out of the one hundred (100) year Flood Zone including Floodway as per the effective FEMA F.I.R.M and any subsequent updates. The plat shall state the following:
 - a. “Any structure, enclosed on three or more sides, built or placed on property in the one hundred (100) year Flood Zone as depicted on this plat shall be elevated so as to ensure the lowest floor of such structure is located at a minimum of one foot (1’) above the base flood elevation height for the area at that time.”

- b. In the event the property is in a Floodway: “No development shall take place in the mapped floodway without an engineer’s certificate of no-rise including the supporting technical data which is to be approved by LCG PW engineering department.”
- c. “Any utility and sanitary facilities shall be installed so as to minimize the effect on same by Flood Waters.”

89-34 Historic Preservation

Action Items (2.1.1, 4.1.3, 4.2.4, 4.3.2)

(a) Creation of Lafayette Preservation Commission

- (1) The Lafayette Preservation Commission is hereby created for the following purposes:
 - a. To provide for designation of Historic Properties: Historic Cultural Resources, Historic Landmarks, and Historic Neighborhoods;
 - b. To provide for an Appeals Procedure, as defined herein;
 - c. To stimulate revitalization of business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote business; and
 - d. To establish uniform procedures for the protection, enhancement and perpetuation of places, districts, sites, buildings, structures, and works of public art having a special historical, cultural or aesthetic significance, interest or value.
- (2) **Membership:** The Commission shall consist of seven (7) members, one (1) of which will be a licensed architect. Any member to be appointed must be a registered voter and domiciled in Lafayette Parish, Louisiana at the time of his/her appointment and he/she must remain a registered voter and domiciled in Lafayette Parish, Louisiana during his/her term of office. All members shall serve at the pleasure of the appointing authority.
- (3) **Appointment and Terms**
 - a. The City-Parish President shall appoint one (1) member as his direct appointment.
 - b. Six (6) members shall be the direct appointments of the Lafayette City-Parish Council as a whole.
 - 1. One (1) appointment shall be a person who resides outside of the corporate limits of the City of Lafayette.
 - 2. One (1) appointment shall be a minority as defined by LA. R.S. 38:2233.2.
 - 3. One (1) appointment shall be a person who is a licensed architect.
 - c. In making appointments, preference shall be given to individuals with demonstrated interest or expertise in historic preservation, including representatives from historical, cultural, business, educational, archeological, architectural, developmental, artistic, commercial, and preservation organizations.
 - d. Subsequent to all original appointments, all members shall be appointed for terms of four (4) years.

- e. The limitations of service shall be three (3) consecutive terms but in no case to exceed twelve (12) consecutive years. In the case of the initial appointments, prior service on the Commission shall be counted toward this term limitation.
 - f. Service of one-half (1/2) or more of an unexpired term shall be considered a term within the meaning of this limitation.
 - g. In order for an individual to be considered for reappointment to this Commission, on which that person served the maximum length of time allowed, a period of four (4) years must elapse since the last day of service.
 - h. Vacancies shall be filled by appointment in the same manner as the original appointments and members may be re-appointed for another term if eligible.
 - i. The appointing authority for any appointment shall communicate, in writing, to the Clerk of the City-Parish Council the name of the appointee, the name of the Board, Commission, and/or Local Agency for which the appointment has been made and the date of the appointment. All appointments to any Board, Commission and/or Local Agency shall be memorialized by adoption of an ordinance or resolution of the Lafayette City-Parish Council.
- (4) Officers/Quorum:** The Commission shall elect, as its first meeting and annually thereafter, a Chairman, Vice-Chairman, and a Secretary from its membership. The term of each officer shall be for one (1) year, with eligibility for reelection. Three (3) members of the Commission shall constitute a quorum for all purposes.
- a. Meetings of the Commission shall be held at the call of the Chairman and at such other time as the Commission may determine.
 - b. The Commission may establish any policy, procedure, rule and/or regulation concerning the conduct of its affairs, including but not limited to, the conduct of its meetings as the Commission in its sole discretion shall deem necessary for the conduct of its business.
 - c. The staff of the Lafayette Preservation Commission, to the extent funds are available, may provide public information and technical assistance to owners of historic assets, including, but not limited to:
 - 1. Lafayette Preservation Commission brochures;
 - 2. Periodic newsletters and mailings;
 - 3. Neighborhood workshops;
 - 4. Annual reports;
 - 5. Glossary of terms; and
 - 6. List of architects, contractors, subcontractors, and crafts people working on older structures in the area, for possible aid and guidance.
 - d. For exercising and coordinating its functions as specified, the Lafayette Preservation Commission shall be provided with a staff person, to the extent that funds are available, from LCG.
- (5) Powers and Authorities:** The basic functions of the Commission shall be as follows:

- a. To provide for designation of Historic Resources;
 - b. To establish the criteria for designation of Historic Resources, the procedures for nomination, designation and rescission of Historic Properties, Historic Landmarks, Historic Cultural Resources, and Historic Neighborhoods and to make an annual review of Historic Resources;
 - c. To designate or recommend designation of any site, building, structure, monument, area or other landmark deemed appropriate by said Commission, which is located within the Parish of Lafayette, as historic and worthy of preservation;
 - d. To promote restoration and preservation of any properties owned or acquired by LCG which have been designated as Historic Properties;
 - e. To conduct educational programs on historic preservation;
 - f. To investigate and study such matters relating to historic preservation which the Commission may from time to time deem necessary or appropriate for the purpose of preserving historic resources;
 - g. To review zoning for areas affecting historic sites, districts and neighborhoods;
 - h. To promote tax incentives and financial incentives;
 - i. To review all public and private projects affecting historically significant properties;
 - j. To recommend appropriate legislation for the preservation of any building, structure, site, monument, area or other landmark which said Commission has so named or designated;
 - k. To set the standards for review of demolition permits with reference to properties designated as Historic Properties and to review all applications for permits proposing demolition of all or any part of any building, structure, monument or other landmark which said Commission has so named and designated;
 - l. To provide for an Appeals Procedure as defined herein;
 - m. To stimulate revitalization of business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote business;
 - n. To prepare and maintain an up-to-date inventory of Historic Properties;
 - o. To establish uniform procedures for the protection, enhancement and perpetuation of places, districts, sites, buildings, structures and works of public art having a special historical, cultural or aesthetic significance, interest or value; and
 - p. To make further recommendations concerning historic preservation and carry out such further functions and duties as may be assigned to it from time to time by LCG.
- (6) Criteria for Designation of Historic Assets**
- a. The Lafayette Preservation Commission shall review and identify potential landmarks and adopt procedures to consider them for designation as Historic Assets as specified herein.
 - b. Four types of designation are used for Historic Assets
 - 1. Historic Neighborhood

2. Historic Landmark
 3. Historic Property
 4. Cultural Resource
- c. The factors to be considered by the Lafayette Preservation Commission in determining whether a particular subdivision should be designated as a ***Lafayette Historic Neighborhood*** shall include, but need not be limited to, the following:
1. Its location is the site of a subdivision that was surveyed and recorded in the Lafayette Parish Courthouse before 1945, with a concentration of buildings contained therein that were constructed in or moved to the development before 1945.
 2. It is identified with a person or persons who significantly contributed to the history, culture, or development of the Parish of Lafayette, State of Louisiana, or the United States;
 3. It exemplifies the culture, economic, social or aesthetic heritage of the Parish of Lafayette;
 4. It embodies distinguishing characteristics of an architectural type of style or represents the work of an architect or master builder on a local level whose individual work is a fine example of a period, a type, a method of construction, or the use of a native material;
 5. It occupies a unique location or possesses a singular physical characteristic that makes it an established or familiar visual feature in the Lafayette community; and
 6. It is part of a group of related properties in an area which attains significance by being part of or related to a square, park or other distinctive area which exemplifies an historical period, cultural connection, or architectural motif unique to the development of the Parish of Lafayette;
- d. The factors to be considered by the Lafayette Preservation Commission in determining whether a particular property should be designated as a ***Lafayette Historic Landmark*** shall include, but need not be limited to the following:
1. It constitutes a determination of eligibility for listing in the National Register of Historic Places, because it was evaluated under the National Register criteria and found to meet them.
 2. Its location is the site of a significant historic event.
 3. Meets criteria listed above in Section 6, Paragraph c, Numbers 2 through 6.
- e. The factors to be considered by the Lafayette Preservation Commission in determining whether a particular property should be designated as a ***Historic Property*** shall include, but need not be limited to, the following:
1. Its location is the site of a significant historic event;
 2. It is a building, identified with a person or persons who significantly contributed to the history, culture, or development of the Parish of Lafayette, State of Louisiana, or the United States;
 3. It is a building that exemplifies the culture, economic, social or aesthetic heritage of the Parish of Lafayette;

4. It is a building that embodies distinguishing characteristics of an architectural type of style or represents the work of an architect or master builder on a local level whose individual work is a fine example of a period, a type, a method of construction, or the use of a native material;
 5. It is a building that occupies a unique location or possesses a singular physical characteristic that makes it an established or familiar visual feature in the Lafayette community; and
 6. It is a building that is part of a group of related properties in an area which attains significance by being part of or related to a square, park or other distinctive area which exemplifies an historical period, cultural connection, or architectural motif unique to the development of the Parish of Lafayette;
- f. The factors to be considered by the Lafayette Preservation Commission in determining whether a particular item should be designated as a ***Historic Cultural Resource*** shall include, but need not be limited to, the following:
1. It is a sign, bell, structure, or piece of art or workmanship that is permanently installed at the site of a significant historic event, or is identified with a person or persons who has/have made a significant contribution to the history, culture or development of Lafayette, or commemorates a significant event or cultural characteristic, or history or development of Lafayette;
 2. It is a building, that is identified with a person or persons who significantly contributed to the history, culture, or development of the City or Parish of Lafayette, and is not necessarily of Statewide or National Significance and does not necessarily embody distinguishing characteristics of an architectural style, a master builder, an architectural period or type, method of construction or use of a native material.
 3. Meets criteria listed above in Section 6, Paragraph c, Numbers 3, 5, and 6.
- g. Any structure, property, site, object, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.
- h. Generally, a property must be a minimum of fifty (50) years old to be considered for nomination for Historic Property designation. However, properties achieving particular significance in the community within the past fifty (50) years will be considered for nomination at the discretion of the Lafayette Preservation Commission.
- i. The Lafayette Preservation Commission shall not consider interior arrangement or the use of a designated Historic Property.
- j. All properties in the Parish of Lafayette listed on the National Register of Historic Places shall be considered for Historic designation.
- (7) Procedures for Nomination, Designation and Recission of Historic Landmarks, Historic Properties and Historic Cultural Resources, (hereinafter referred to as Historic Properties)
- a. Nomination
1. The Lafayette Preservation Commission shall consider for Historic Property or neighborhood designation any property or subdivision nominated by motion of any Commission member or by the owner of record of the proposed property.

2. Notice of proposed designation shall be sent by certified or registered mail, at the discretion of the sender, to the owner of record of the property proposed for Historic Property designation, describing the property proposed, stating the property's significance, and announcing a public hearing by the Lafayette Preservation Commission to consider said designation. Such notification shall be sent to the owner of record at least twenty (20) days prior to any public hearing. When nominating historic neighborhoods, notice to property owners is not required.
3. The Lafayette Preservation Commission shall also send notice of a proposed designation to all agencies having previously requested notification of such proceedings, and to any other parties requesting to be informed by the Lafayette Preservation Commission of such proceedings.
4. The Lafayette Preservation Commission shall also cause notice of the proposed designation to be published at least seven (7) days prior to the public hearing in the official journal of the Parish of Lafayette and shall post notice of the hearing in the place where the Lafayette Preservation Commission regularly meets.
5. The Lafayette Preservation Commission may solicit expert testimony regarding the historic and architectural importance of the building structure, site, monument, area or other landmark under consideration for designation.
6. The Lafayette Preservation Commission may present testimony or documentary evidence of its own to establish a record regarding the historic and architectural importance of the proposed Historic Property or Neighborhood.
7. The Lafayette Preservation Commission shall send to the owners of the property proposed for designation a list of the experts solicited to testify regarding the proposed designation, a brief statement of the matters upon which the experts are expected to testify, and copies of all documentary evidence to be introduced by the Lafayette Preservation Commission.
 - A. Said list and statement shall be sent to the owners of the property proposed for designation at least fifteen (15) days prior to the date of the public hearing on said designation, provided that nothing herein shall be construed to prohibit the Lafayette Preservation Commission from soliciting new or additional expert testimony or from acquiring new or additional documentary evidence within the fifteen (15) day time period specified herein upon reasonable notice to the owners of the property for designation, and nothing herein shall be construed to prohibit the introduction of such additional testimony or evidence at any public hearing of the Lafayette Preservation Commission.
8. The Lafayette Preservation Commission shall afford the owner of said proposed property reasonable opportunity to present testimony or documentary evidence regarding the historic and architectural importance of the proposed property.
9. Any interested party may present testimony or documentary evidence regarding the proposed Historic Property or Neighborhood designation at the public hearing.
10. Prior to the final decision regarding the proposed designation, the owner of the property shall present to the Lafayette Preservation Commission a written statement declaring either support or opposition to the proposed designation. No property or portion thereof shall be designated as a Historic Property without the express written consent of the property owner.

(b) Designation

- (1) Within forty-five (45) days after a public hearing, the Lafayette Preservation Commission shall render its final decision regarding the proposed designation and shall give written notice of its decision to the owner of the property for designation setting forth the reasons thereof.
 - a. An official map identifying all historical locations and areas designated under this Chapter may be maintained and periodically amended to reflect locations of such historical properties.
 - b. LCG may provide Historic Property signs to all owners of such designated properties. Any such signs shall be removed and returned to LCG upon termination of Historic Property status for any reason or cause whatsoever.
- (2) Rescission
 - a. Requests for rescission of Historic Property designation shall be submitted by the property owner, in writing, to the Office of the Lafayette Preservation Commission.
 - b. No Historic Property designation shall be rescinded until a public hearing is held by the Lafayette Preservation Commission and the Lafayette City-Parish Council as provided herein.
 - c. The Lafayette Preservation Commission shall hold a public hearing on the request for rescission of Historic Property designation within forty-five (45) days of receipt of the request for such rescission.
 - d. After the public hearing of the Lafayette Preservation Commission, the Lafayette City-Parish Council shall hold a public hearing on the request for rescission of Historic Property designation. Said hearing of the Council shall be held within forty-five (45) days after the public hearing of the Lafayette Preservation Commission.
 - e. If the Council approves the request for rescission of Historic Property designation, the designation shall be deemed immediately rescinded. If the Council does not approve the request for rescission, the rescission shall occur automatically upon the expiration of sixty (60) days after the date of the Council public hearing.
 - f. In all cases rescission of Historic Property designation shall occur automatically upon the expiration of one hundred fifty (150) days after receipt by the Office of the Lafayette Preservation Commission of a request for such rescission.
- (3) Annual Review of Historic Properties
 - a. An annual review of all designated Historic Properties shall be held by the Lafayette Preservation Commission to insure the continued compliance with the criteria for Historic Property designation. Any designated Historic Property which fails to maintain the criteria for Historic Property designation may have its Historic Property designation revoked. The question of revocation of a Historic Property designation may be placed on the agenda of a Lafayette Preservation Commission meeting only by a Commission member or the Commission staff.
 - b. In its annual review of Historic Properties, the Lafayette Preservation Commission shall be guided by the following general standards:
 1. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided whenever possible.
 2. Alterations to a building, structure, or site and its environment that have no historical basis and seek to create an earlier or inaccurate appearance shall be strongly discouraged.

3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.
4. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
5. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment. Whenever possible, new additions or alterations to structures should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(c) Applications for Demolition Permits

- (1) Applications for demolition permits for designated Historic Properties shall be submitted in writing to PZD.
- (2) Permits for the demolition of a Historic Property shall not be issued until a public hearing is held by the Lafayette Preservation Commission and the Lafayette City-Parish Council on the proposed demolition. In the case of disapproval by the Council of a request for such a demolition permit, the permit shall not be issued until the time period established by Subsection E of this Section has expired.
- (3) The Lafayette Preservation Commission shall hold a public hearing on the application for a permit for the demolition of a Historic Property within forty-five (45) days receipt of the application for such a permit.
- (4) After the public hearing of the Lafayette Preservation Commission, the Lafayette City-Parish Council shall hold a public hearing on the application for a permit for the demolition of a Historic Property. Said hearing of the Council shall be held within forty-five (45) days after the public hearing of the Lafayette Preservation Commission.
- (5) If the Lafayette City-Parish Council approves the request for the demolition permit after a public hearing, the permit shall be issued without further delay. If the Council does not approve the request for the demolition permit, the permit shall be issued upon the expiration of sixty (60) days after the date of the Council public hearing.
- (6) In all cases, permits for the demolition of a Historic Property shall be issued upon the expiration of one hundred fifty (150) days after receipt by PZD of an application for such a demolition permit.

(d) Standards for Review for Demolition Permits

In considering applications for demolition permits for Historic Properties the Lafayette Preservation Commission and the Lafayette City-Parish Council shall be guided by the following general standards.

- (1) Whether the Historic Property for which application is made continues to maintain sufficient criteria for Historic Designation.

- (2) Whether the applicant has explored preservation options and whether such options exist, including but not limited to:
 - a. Sale of the Historic Property or parts thereof to a person/persons interested in preserving the historical significance of the property.
 - b. Relocation of the historically significant portion of the property to another site.
 - c. Incorporation of the historically significant portion of the property into any new designs, uses or development of the Historic Property.
 - d. The granting or dedication of a façade easement.
- (3) Whether maintenance, restoration and/or preservation of the property is economically feasible in its present condition.
- (4) Whether measures less drastic than demolition would allow a reasonable return on the owner's investment in the property.
- (5) Whether the Historic Property is one of the last remaining examples of its kind in the neighborhood, city, parish, region, state or country.
- (6) Whether there are definite plans for reuse of the property if the demolition is carried out, and what effect such plans will have on the architectural, cultural, historical, archeological, social, aesthetic, or environmental character of the surrounding area, as well as the economic impact of the new development.

(e) Hardship Variances

Where, by reason of topographical conditions, irregularly shaped lots, or because of unusual circumstances applicable solely to the particular applicant, strict enforcement of the provision of this ordinance would result in serious undue hardship particularly affecting said applicant, then the Lafayette Preservation Commission, in passing upon the application, shall have the power to vary or modify this ordinance.

(f) Enforcement Powers

- (1) The Lafayette Preservation Commission shall have the power to institute suit in any court of competent jurisdiction, to prevent any unlawful action in violation of the provisions of this ordinance or of any of the rules and regulations adopted by said Commission in conformity with it.
- (2) Any owner, agent, lessee, or other person acting for or in conjunction with him/her, who shall violate the ordinance or law or rules, regulations, or decisions of the Lafayette Preservation Commission, shall be fined not less than fifty dollars (\$50.00) nor more than one hundred dollars (\$100.00) for each violation, except as hereinafter provided. Any owner, agent, lessee, or other person acting for or in conjunction with him/her, who shall demolish a Historic Property without having received a valid permit may be fined a single fine of not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000.00)

(g) Procedures for Appeals

- (1) Appealable Decisions of Lafayette Preservation Commission:
 - a. Any person or persons of standing aggrieved by any decision, act, or failure to act, or proceeding of the Lafayette Preservation Commission, shall have the right to apply in writing to the Lafayette City-Parish Council ("Council") for a reversal or modification thereof.

- (2) Procedure for the Council in making a Disposition of Appeal from Appealable Decisions of the Lafayette Preservation Commission:
- a. In the course of the disposition of any appeal from an appealable decision of the Lafayette Preservation Commission, the Council shall have the right to stay any further action or enforcement of such decision until the Council renders its final decision on said appeal.
 - b. All appeals from appealable decisions of the Lafayette Preservation Commission to the Council shall be made in writing ten (10) days of the date of notification of said decision. In the case of notification by mail, the said ten (10) day period shall commence on the mailing date of the notification.
 - c. The Council shall consider a proper appeal at its next appropriate scheduled meeting following the receipt of said appeal, provided that the Council shall consider said appeal no more than sixty (60) days after receipt.
 - d. In the course of the disposition of appeals as authorized, the Council shall conduct a hearing in which the property owner or the appellant shall be afforded the right to present evidence to support his/her position and a reasonable opportunity to be heard.
 - e. At the close of the hearing, the Council may affirm, reverse, or modify the decision of the Lafayette Preservation Commission.

(h) Procedures for Administration

- (1) The Commission shall have the power to designate and appoint from among its members various committees with such powers and duties as the Commission may prescribe, provided that said powers and duties do not violate any law of the State of Louisiana or the Lafayette City-Parish Government.
- (2) The Commission shall keep an accurate record of all of its meetings and shall, at least annually, give to the Lafayette City-Parish Council both a written and oral report on the Commission's activities for the prior year. The Commission shall provide to the Clerk of the Lafayette City-Parish Council, copies of the minutes of each of its meetings.
- (3) If the Lafayette City-Parish Council determines that this Commission is an entity which must be audited, the Council shall have the right, by separate Council Resolution: (1) to select and designate an auditor for the Commission; (2) to determine the cost of any such audit; and (3) to determine how the cost of such audit shall be paid. Furthermore, the Lafayette City-Parish Council will have the right to designate a private auditor to make any audit which it desires concerning the financial affairs of this Commission.
- (4) The annual proposed budget of the Commission, if any exists, shall be submitted by the Commission to the Lafayette City-Parish President no later than sixty (60) days before the end of the Commission's fiscal year. The City-Parish President shall have the proposed budget reviewed and shall submit his/her findings, if any, to the Lafayette City-Parish Council, together with his/her recommendations, if any within thirty (30) days after his/her receipt of the proposed budget. The Lafayette City-Parish Council shall approve each annual budget for this Commission and shall have the ability to approve and/or deny any part or portion of the proposed budget of this Commission.
- (5) The Lafayette City-Parish Attorney, or his designee, shall serve as the legal advisor of this Commission.

- (6) The Commission shall be subject to the general policy for all boards, commissions and/or agencies established in any Resolution by the Lafayette City-Parish Council.
- (7) Should any portion of this Ordinance be declared unconstitutional by a Court of competent jurisdiction, the remaining clauses will remain in full force and effect.
- (8) This Ordinance shall become effective immediately upon the signature of the Lafayette City-Parish President, the elapse of ten (10) days after receipt of the City-Parish President without signature or veto, or upon an override of a veto, whichever occurs first.
- (9) All Ordinances or Resolutions, or parts thereof in conflict herewith, are hereby repealed.

(i) Status of Existing Historic Properties Amendment To Ordinance

After any amendment to this Ordinance, owners of Historic Properties previously designated shall be allowed to have their Historic Property designation rescinded in accordance with the rescission procedures, even if the rescission provisions are later amended or deleted. Owners of Historic Property designated under this present Ordinance shall always have the right to rescind or demolish their properties as provided for herein.

89-35 Improvement Guarantees

Purpose: this section is in accordance with Actions Items 3.15.1, 6.3.3, and 6.8.3.

(a) Applicability

In each new subdivision, the subdivider and LCG shall agree on the type, location, and extent of necessary public improvements depending on the characteristics of the proposed development and its relationship to surrounding areas, and according to the standards and criteria as outlined in this Chapter.

(b) General Requirements

- (1) The following improvements are minimum general requirements. These shall be constructed at the subdivider's expense and stipulated in the subdivision improvements agreement in a manner approved by the Planning and Zoning Commission as part of the plat approval.
 - a. Roads, grading, base and surfacing.
 - b. Curbs and gutters, if required.
 - c. Sidewalks, if required.
 - d. Sanitary sewer, laterals and mains, if required.
 - e. Storm sewers or storm drainage system, as required.
 - f. Water distribution system, if required.
 - g. Fire hydrants, if required.
 - h. Street lighting, if required by PW.
 - i. Permanent reference monuments and monument boxes.
 - j. Other facilities as may be specified or required in this Chapter, by the Planning and Zoning Commission.

(c) Completion of Improvements

Before the final plat is approved for recording, all applicants shall:

- (1) Complete all improvements, in accordance with the Action Letter and approved construction plans and to the satisfaction of LCG PW and LUS.
- (2) Dedicate the improvements to LCG free and clear of all liens and encumbrances on the property (except existing servitudes or easements).
- (3) Or apply for a Subdivision Improvements Agreement as described below.

(d) Improvements Agreement and Guarantee

- (1) LCG, in its discretion, may waive the requirement that the applicant complete and offer for dedication all public improvements prior to approval of the final subdivision plat. No final plat shall be recorded until the subdivider submits and LCG approves the following:
 - a. A subdivision improvements agreement that–
 1. Sets forth the cost, plan, method, and parties involved, and
 2. Guarantees to construct any required public improvements shown in the final plat documents, and
 3. Includes collateral sufficient to complete the improvements in accordance with plat design and time specifications.
 - b. Sufficient collateral in amount stipulated in the subdivision improvements agreement.
 1. The collateral shall accompany the final plat submission to insure completion of the improvements according to design and time specifications.
 2. The collateral shall be in the form of a corporate surety bond, letter of credit accompanied by a draft drawn on a bank, certified check or other legal assurances the Planning and Zoning Commission deems appropriate.
 3. If the improvements are not constructed in accordance with all of the required specifications deemed by the Administrator, LCG shall notify the subdividers of noncompliance and discuss with them the reasons for noncompliance. PW and/or LUS shall establish proposed schedules to correct the noncompliance. The Administrator may annul the funds as may be necessary to construct the improvements if the subdivider will not construct any or all of the improvements in accordance with all of the specifications.
 - c. If a subdivider does not provide suitable collateral to ensure completion of the required improvements, no final plat shall be approved for recording until the improvements are constructed and approved by LCG. However, LCG will supply the subdivider with a letter guaranteeing final plat approval when improvements are constructed to LCG specifications.

(e) Time Schedule and Release of Improvements Guarantee

- (1) LCG must specify the period within which required improvements must be completed in the resolution approving the final subdivision plat. The time period shall be incorporated in the bond, and shall not exceed 2 years from date the final plat is certified for recording.

- (2) LCG may, upon proof of difficulty, recommend extensions of the completion date set forth in the bond for a maximum period of 1 year.
- (3) From time to time as the required improvements in a subdivision are completed, the subdivider shall apply in writing to the respective department for a partial or full release of the collateral.
 - a. Upon receipt of the written application, PW and/or LUS shall inspect the improvements which have been completed.
 - b. If it is determined from the inspection that the improvements comply with the final plat and the requirements of these regulations, a portion of the collateral shall be released. However, LCG shall retain collateral sufficient to cover the cost of the uncompleted improvements.
- (4) PW and LUS may monitor and inspect progress toward the completion of improvements at any time during the construction period. If LCG deems that satisfactory progress has not been made, it may draw upon collateral to collect payments. This may be done after advance notification to the subdivider.

89-36 Landscaping, Buffers & Screening

☞ *Purpose and intent:* This Section promotes the health, safety, and welfare, facilitates the creation of an attractive and harmonious community, conserve property values, conserves natural resources, and encourages the appropriate use of the land. These landscape requirements establish standards consistent with Louisiana Horticulture Law Rules and Regulations, to protect natural plant communities, to provide post-construction landscaping within the City-Parish of Lafayette, and to educate the public as to the merits of preservation and conservation of natural vegetative habitat for the following nonexclusive purposes:

- **Preserve existing vegetation.** To preserve, conserve and protect, healthy existing natural vegetation, and encourage the incorporation of plant materials, especially native plants, plant communities and ecosystems into landscape design, where possible.
- **Human values.** To reduce noise and glare, break up monotony, and soften the harsher aspects of urban development, to educate citizens as to the advantages of preservation of trees and existing natural landscaping, to promote voluntary preservation of those features, avoid clear cutting, and promote landscaping with native plant materials.
- **Community design.** To improve the aesthetic appearance of industrial, commercial, and residential areas through landscape design, and allow flexibility to promote innovative, diverse and cost-conscious approaches to the design, installation and maintenance of landscaping.
- **Environmental quality.** To improve environmental quality by recognizing the beneficial effects of landscaping on the environment, encouraging forestation that replenishes the local stock of plant material suitable for growing in the City-Parish of Lafayette, encourage the preservation of existing trees, protect and increase the number of trees in the community, and facilitate compliance with state and federal environmental legislation such as the Clean Air Act.
- **Air and water quality management.** To conserve potable and non-potable water by preserving existing plant communities; to encourage the planting of natural or uncultivated areas; encouraging the use of site specific plant materials; providing for natural water recharge; preventing excess runoff; and facilitating compliance with state and federal water and air legislation such as Clean Air Act and the Clean Water Act.

Action Items (1.2.1, 1.5.4, 10.2.1, 10.2.2)

(a) Applicability

(1) Land Affected

- a. This Section applies to all areas within the jurisdiction of the City of Lafayette and the unincorporated areas of Lafayette Parish, except as provided below.
- b. This section does not apply to –
 - 1. Single-family detached residences.
 - 2. Developments without a vehicular use area.
 - 3. The “MX” (Mixed Use) or “D” (Downtown) districts.

(2) Activities Affected

- a. This section applies to new construction.
- b. This section is applied at the time of application for a building permit or certificate of occupancy, whichever is appropriate. The requirements continue to apply after the building permit or certificate of occupancy is issued and the property is developed.
- c. A lot which did not meet the landscape requirement at the time of original adoption of this ordinance in April 5, 1993 or its replacement in August 28, 2001 that has a building on the effective date of this Section is exempt from this section unless there is a cumulative building expansion of the percentage indicated in the table below:

Table 89-36-1 Landscaping and Buffer Applicability to Building Expansion

Building Size	% Expansion
0 - 2,000 square feet	50%
2,001 - 5,000 square feet	35%
5,001 - 10,000 square feet	30%
10,001 square feet or larger	25%

(b) General Requirements

(1) Installation

- a. Unpaved areas not covered with mulch or planted with trees, shrubs, or ground cover shall be planted with turf grass to prevent soil erosion.
 - b. Encroachment barriers shall be provided wherever a vehicle is likely to protrude onto a landscape area, such as in front of a parking space.
 - c. Plant materials shall be placed in such a manner that the top of the root ball shall be even with the finished grade level of the soil, safety staked, girdle protected, with adequate mulching of the planting bed.
 - d. Planting areas shall be worked to break the hardpan formed during construction until the natural soil level is reached and/or amended to insure proper growth.
- (2)** Landscape areas may be provided in the form of islands within the interior parking area, landscape strips, peninsulas of landscape strips, or a combination thereof.
- (3)** Required landscape areas shall be protected by properly anchored curbing at least six inches high, using materials such as concrete, natural stone, railroad ties, or landscape timbers. This does not apply to the following approved low-impact stormwater management areas including bioretention,

filter/buffer strips, swales, or infiltration trenches. Perimeter strip and landscape island measurements do not include curbing.

- (4) Every part of a vehicular use area, with the exception of loading areas, shall be within 75 feet of the trunk of a tree, with no intervening structures, except as otherwise provided in this section.
- (5) Landscaped areas shall not be in conflict with the site drainage plan.
- (6) The removal of a required tree or installation of an impermeable surface within a required landscape area requires approval of the PZD.
- (7) Required landscape areas shall not be encroached upon by:
 - a. Accessory buildings
 - b. Storage of equipment or goods
 - c. Garbage or trash collections
 - d. Vehicular use areas
 - e. Within 10 feet of a sidewalk located in the right of way or in a sidewalk easement.

(c) Frontage Landscape Strips

(1) Street frontages

- a. A minimum ten-foot landscape strip is required along each frontage line. A “frontage line” is the property line abutting a public or private street right-of-way. Table 89-36-6 may supercede this minimum.
- b. This requirement does not apply to frontage lines along Lots in the “RM,” “MN,” “MX,” “CM,” “CH,” “IH,” “PI,” or “PD” zoning districts where a building front (see § 89-27) is within 10 feet of a sidewalk.

- (2) **Multiple street frontages.** On lots with multiple frontages, the landscape strip shall be provided on all street frontages. However, landscaping within the sight triangle shall comply with § 89-44(f) (line of sight).

(d) Parking Lot Landscaping

- (1) **Generally.** At least the following area of a lot or parcel that includes **vehicular use areas** shall include interior landscaping. This section does not apply to parking structures.

Table 89-36-2 Minimum Parking Lot Landscaping

Area or Zoning District	
“A” Agricultural	n/a
“RS” Single-Family Residential, residential uses	n/a
“RS” Single-Family Residential, non-residential uses	12%
“RM” Mixed Residential	10%
“MN” Neighborhood Mixed Use	10%
“MX” Mixed-Use Center	n/a Class A Street Frontage

	10% Class B Frontage
“D” Downtown	n/a
“CM” Commercial Mixed	12%
“CH” Commercial Heavy	12%
“IL” Industrial Light	12%
“IH” Heavy Industrial	n/a
“PD” Planned Development	12%
“PI” Public / Institutional	10%
Unincorporated Parish	12%

- (2) The percentages above can be reduced to the following percentages based on the total number of parking spaces required.

- For 6 or fewer spaces, there is no minimum parking lot landscaping requirement.
- For 7 to 15 spaces, the minimum percentage required is 4%.
- For 16 to 30 spaces, the minimum percentage required is 8%.
- For more than 30 spaces, the above chart applies.

- (3) **Parking Lot Landscaping** may include any combination of the following:

- Interior landscape islands, or
- Low-impact stormwater management features, or
- Existing tree clusters contiguous to or within the vehicular use areas that have the same tree density as the minimum planting requirements below.

- (4) Where interior landscape islands are provided, the following minimum standards apply:

- Every part of a vehicular use area shall be within 75 feet of the trunk of two class “B” trees, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of nine feet; or
- Every part of a vehicular use area shall be within 100 feet of the trunk of a class “A” or two class “B” trees, with no intervening structures, where islands are a minimum of 324 square feet with a minimum width of eighteen feet; or
- Every part of a vehicular use area shall be within 125 feet of the trunk of a class “A” tree when at least four class A trees are provided, with no intervening structures, where islands are a minimum of 1,296 square feet with a minimum width of thirty-six feet; or
- For trees of a minimum 18-inch diameter at breast height (DBH) or clusters of trees with a combined minimum DBH of 24 inches, every part of a vehicular use area shall be within 150 feet of the trunk of a tree, with no intervening structures. These islands shall be a minimum of 972 square feet with a minimum width of 27 feet.
- A combination of the above standards may be used to provide minimum requirements.

(e) Right-of-Way Landscaping

- PW shall regulate the types of trees that may be planted in the public right-of-way for any development.
- In addition, plantings in the public right-of-way at intersections shall be reviewed for compliance with the line of sight requirements (§ 89-44(f)).

(f) Tree Preservation and Tree Credits**(1) Credit for preserved trees**

- a. Existing healthy trees may be included in the minimum planting requirements and credited as per the following schedule:

DBH* of preserved tree(s)	Number of trees credited
9—19 inches	5
20—25 inches	6
26—29 inches	7
30—35 inches	8
36 inches or greater	9

* The DBH of a preserved tree is rounded to the nearest inch.

- b. Existing trees included on the Recommended Tree Lists may provide up to 50 percent of the minimum tree requirement. On a lot of one acre or less, Live Oaks and Southern Magnolias with DBHs of 18 inches or greater may provide 100 percent of the tree requirement. Existing trees shall only be used as credit where adequate green area, as required herein, is provided to maintain the tree in a healthy condition.
- c. A tree proposed for use as a credit to satisfy minimum planting requirements must be shown on the site plan and approved as part of the underlying review process. Trees with life spans of 30 years or less are not considered for credit.
- d. The landscape area surrounding a preserved tree shall be located so that the trunk of the tree is as close to the center of the landscape area as possible. The applicant shall incorporate generally accepted preservation practices that insure exchange of water and oxygen to the root system.

(2) Protection of Preserved Trees During Construction. Existing tree(s) shall only be credited where the following management standards are met:

- a. During construction, the critical root zone of the tree(s) to be preserved shall be fenced and protected from compaction, trenching, harmful grade changes, or other injury.
- b. Pavement or building foundations shall not encroach into the critical root zone, unless specific preservation practices are followed to insure exchange of oxygen and water to the root system.
- c. Sidewalks or other forms of hard surfaces that do not require soil compaction and are not intended for vehicular use may be located within the critical root zone only if specific preservation practices are followed to insure exchange of oxygen and water to the root system.

(g) Buffers**(1) Applicability****a. Generally**

1. The buffer requirements in this section are based on the use (in the unincorporated Parish) or zoning (in the City) of adjacent property. Any change in use type in the unincorporated area of Lafayette Parish after the effective date of these regulations may cause the new use to become subject to this subsection.

- This section does not apply to the “MX” or “D” zoning districts.

b. Buffer Areas

- This subsection establishes the areas subject to buffer requirements.
- In the City or zoned areas, the applicable zoning district is used to determine the buffer requirement.
- The following use classifications are established to determine the buffer requirements in the unincorporated areas. Use categories are defined and determined in the Use Table (§ 89-21).

Table 89-36-3 Use Classifications for Buffer Requirements

Single-Family Residential Land Use (SF)	Land used for one or more detached single-family dwellings, including vacant land in recorded approved residential subdivisions, one accessory apartment on a lot, accessory buildings (e.g., detached garage), and bed and breakfast (with less than three guest rooms).
Multifamily Residential Land Use (MF)	Any use in the “Residential” use category other than SF.
Neighborhood Business Land Use (NB)	Any use in the “Commercial / Mixed Use” use category that – <ul style="list-style-type: none"> Does not include more than 5,000 square feet of floor area, and Does not include a drive-through facility (other than drug stores with a drive-thru for pharmaceutical products only; and. Does not include open outside storage of goods and/or supplies..
General Business Land Use (GB)	Any use in the “Commercial / Mixed Use” use category that does not fall within the NB category above..
Civic Land Use (CV)	Any use in the “Public/Civic/Institutional” use category.
Industrial Land Use (ID)	Any of the following uses in the “Industrial / Production” use category, and any use in the “Infrastructure” category except as classified in “IT” : <ul style="list-style-type: none"> Contractor Data Processing, Hosting, and Related Services (including data centers) Industrial Services Media Production Manufacturing, Light Oil and gas company (drilling and exploration) Research and development Oil and mining support activities Stone cutting Warehousing, Storage & Distribution
Intense Land Use (IT)	Any of the following uses in the “Industrial / Production” or “Infrastructure” use categories: <ul style="list-style-type: none"> Mining & quarrying Manufacturing, General Manufacturing, Intensive Waste-related
Agricultural Land Use (AG)	Land that is primarily agricultural in use and designated by the Lafayette Parish Tax Assessor as agricultural in use.

- c.** In the unincorporated Parish, this subsection does not apply to:

- Any detached single-family residence located on its own individual legal lot, that may include any accessory building;
- Any apartment, condominium, or townhouse or other development of attached housing, consisting of 15 or less units;

3. The location or placement of no more than 4 mobile homes on one tract that otherwise meets applicable regulations in Article 5.
4. Any development which is to be an asphalt and/or concrete batching plant with a temporary location to service the construction of a road or highway project is exempt from this subsection at its temporary location but only for the duration of the construction project which it is servicing. After the completion of the construction project, should said asphalt and/or concrete batching plant remain at said location, it must then comply with all of the applicable terms and provisions of these regulations. Furthermore, this exemption shall apply only to the temporary location of the batching plant which is servicing the highway and/or road construction project and any other location owned or operated by the same owner or operator of the temporary asphalt and/or concrete batching plant will be subject to all applicable terms and conditions of these regulations.

(2) Buffer Types and Specifications

There are 7 types of buffer yards. Table 89-36-6 (Buffer Specifications) shows the minimum width and number of trees and/or plants required for each 100 linear feet for each buffer yard. Each buffer yard type provides several plant material options. The Applicant may either plant new trees or plants, or preserve existing trees or plants, within the required buffer which meet the requirements of this subsection.

- a. Canopy Trees required for Buffer Yard Types D, E, and F shall be Class A trees (see Art. 8). Where existing or proposed overhead electric lines conflict with tree canopies, understory trees may substitute for canopy trees.
- b. An understory tree is a small to medium deciduous tree, with a mature height of 15 to 25 feet.
- c. At least 50% of the shrubs for Buffer Yard Types D, E and F shall be evergreen.
- d. A **fence or wall** a minimum height of six (6) foot high and two (2) one-half (½) inches thick is required where the land use abuts a residential district. The fence, wall or berm is required in addition to the trees and shrubs required by Table 89-36-6 (Buffer Specifications). The fence, wall or berm shall be located inside the required buffer, but may be located on the property line or interior to the buffer.
- e. **Natural area with native existing mature vegetation** may be used to meet any of the above buffer yards requirements if the criteria of Table 89-36-6 (Buffer Specifications) are met.
 1. The required buffer yard width is reduced by 20% but the minimum width is at least 10 feet.

Table 89-36-4 Planting Units Required by Buffer

Buffer Type	Planting Units
A	2
B	5
C	11
D	11
E	12

2. Each buffer type "A" through "F," below, is assigned the following number of PUs to determine whether a type "N" buffer may be substituted:

Table 89-36-5 Planting Units Defined

Plant Type	Planting Units
Canopy Tree	1
Understory	0.5

3. The number of planting units (PUs) for purposes of applying a type "N" buffer,

below, is calculated based on the following ratios:

Large Shrubs	0.25
Medium Shrubs	0.1
Small Shrubs	0.05

- f. Buffers may be placed inside a required setback.
- g. Buffers may include –
 1. Pedestrian pathways or sidewalks, and
 2. Drainage retention and detention ponds.

(3) Type of Buffer Required

- a. Table 89-36-7 (Required Buffers) shows when a buffer is required to buffer an adjoining zoning district or buffer area. Uses in the “adjoining zoning district” are not required to provide the buffer. The applicant shall install the type of buffer as indicated in the table.
- b. In order to encourage the preservation of natural vegetation, the applicant may substitute a type “N” buffer consistent with Table 89-36-6 (Buffer Specifications) for any category of required buffer.
- c. The property owner shall install a continuous fence between a parking lot and any “RS” and “RM” zoning district. The fence shall be between 6 feet in height and constructed of permanent, durable material. Fences are not required along the property line or within a buffer bordering a street.

Table 89-36-6 Buffer Specifications

Buffer Yard Type	Minimum Width (in feet)	Trees		Shrubs			Fence (F), Berm (B) or Wall (W) ^g
		Class A	Class B	Large	Medium	Small	
A Option	10	2	2	-	-	16	-
	10	2	2	-	8	-	-
B Option	15	2	2	8	12	-	F
	15	2	2	6	8	6	F
C Option	15	2	4	9	8	-	F or W
	15	2	3	10	10	-	F or W
D Option	25	2	4	9	8	-	F or W
	25	2	3	10	10	-	B
E Option	30	2	4	14	4	4	F or W
	30	2	3	12	8	4	B
F Option	40	2	4	9	5	-	B & W
	40	1	4	6	8	8	B
N See subsection (e)	20% reduction with minimum of 10 feet	Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of planting units required by subsection e above, or (2) the existing vegetation provides complete visual screening from the adjoining property.					-

Table 89-36-7 Required Buffer types along Interior Property Lines and Streets

Proposed Development (unincorporated) or Zoning	Adjoining Development (unincorporated) or Zoning								Adjoining Street		
	<u>AG / A</u>	<u>SF / RS</u>	<u>MF / RM</u>	<u>NB / MN</u>	<u>GB / CM, CH</u>	<u>ID / IL</u>	<u>IT / IH</u>		<u>Major Arterial</u>	<u>Minor Arterial</u>	<u>Collector</u>
<u>AG / A</u>	==	==	==	==	==	==	==		==	==	==
<u>SF / RS</u>	==	==	==	==	==	==	==		==	==	==
<u>MF / RM</u>	==	A	==	==	==	==	==		A	A	A
<u>NB / MN</u>	C	C	B	==	==	B	B		B	A	A
<u>GB, CV / CM, CH</u>	D	D	C	A	==	B	B		B	A	A
<u>ID / IL</u>	E	E	E	E	E	==	==		C	C	B
<u>IT / IH</u>	F	F	F	E	E	==	==		C	C	B

(4) **Interior property lines.** A minimum 5-foot landscape strip is required along property lines without street frontage. This does not apply:

- a. Parking facilities and/or vehicular use areas are used jointly and no landscape strip exists on either property, and
 1. The parking or vehicular use areas were lawfully established before the effective date of this Section, or
 2. The parking or vehicular use areas are subject to a cross-access easement or servitude.
- b. Access ways are allowed within landscape strips. Parking spaces are not allowed within landscape strips.

(5) **Residential Subdivisions.**

- a. This subsection applies when a residential subdivision abuts an existing or proposed commercial or industrial use (including parking lots), a major thoroughfare, or any other unlike use, (i.e., a hazardous site).
- b. The subdivider shall construct a solid sight proof fence, barrier or vegetative screen that provides a visual barrier at least 6 feet in height along the property line between the subdivision and the abutting use.

(h) **Tree Planting and Maintenance Standards**

(1) **Minimum Spacing requirement**

- a. At least 1 Class A or 2 Class B trees shall be provided per 50 linear feet of landscape strip, unless proximity to existing utility lines prohibits that placement.
- b. Where street frontage strips are wider than 15 feet and/or interior strips are wider than 10 feet, the distances from trees to vehicular use areas may be a maximum of 100 feet.
- c. A minimum of 100 square feet for each Class A tree or 50 square feet for each Class B tree of non-paved area is required for each tree at the planting location.
- d. Trees need not be planted in straight lines, and Class B trees may be clustered to enhance visual effects. Minimum and maximum spacing of trees shall be:

Class A trees:

Minimum 30 feet (Live Oaks 45 feet)
Maximum 50 feet

Class B trees:

Minimum Appropriate to species
Maximum 50 feet for single trees
75 feet for clusters of three or more trees

- e. Minimum distances measured horizontally from trees to overhead utility lines shall be:

Class A trees: 30 feet
Class B trees: 5 feet

- f. The location and species of trees proposed for location in utility servitudes shall be approved by LUS before installation.

(2) Tree and Shrub Specifications

- a. All trees and shrubs shall be of good quality and free of girdling roots, disease, and insects.
- b. **Tree specifications**
1. Class A trees shall be a minimum 2-inch caliper with a minimum height of 10 feet;
 2. Class B trees shall be a minimum 1.5-inch caliper with a minimum height of 8 feet; for multi-trunk species, each trunk shall have minimum caliper of 1.5 inches.
 3. In landscape islands, only Class A trees are credited.
- c. **Shrub specifications -**
1. A large shrub is no more than 25 feet in height at maturity and may be either deciduous or evergreen.
 2. A medium shrub is between 5 and 10 feet in height at maturity and may be deciduous or evergreen.
 3. A small shrub is no more than 5 feet in height at maturity and may be either deciduous or evergreen.
- d. **Article 8** includes lists of approved tree and shrub species. The applicant shall select planting materials that correspond with the approved species list. The Administrator may approve a landscape plan with species not shown on the approved species list if:
1. The species are comparable in appearance and durability to the approved species, and
 2. Are normally grown in southern Louisiana, or are adaptable to the climate and growing conditions of southern Louisiana and are not invasive.
- e. Landscape materials shall be installed in accordance with landscape and arboricultural specifications as defined in this Section.

- f. Plant material shall be true to name, variety and size, and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition.

(3) Maintenance. Landscape material which is preserved or installed as part of the minimum landscape requirements of this Section shall be maintained in perpetuity, or until a new landscape plan is approved and implemented. If any such landscape material is removed, the landowner shall replace it with material necessary to return the site to compliance. If a preserved tree is removed, the property owner shall install new trees equaling the number of trees for which credit was given.

(i) Alternative Compliance

☞ *Intent: The landscape requirements are intended to encourage development which is economically viable and environmentally sensitive. The standards are not intended to be so specific as to inhibit creative development. Project conditions associated with individual sites may justify approval of alternative methods of compliance. Conditions may arise where normal compliance is impractical or impossible, or where maximum achievement of the purpose and intent of this ordinance can only be obtained through alternative compliance.*

(1) Request for alternative compliance review. Requests for alternative compliance may be granted for any permit application to which the landscape requirements apply, when one or more of the following conditions are met:

- a. Improved environmental quality would result from alternative compliance.
- b. Topography, soil, vegetation, drainage or other site conditions are such that full compliance is impractical.
- c. Spatial limitations, unusually shaped pieces of land, unusual servitude requirements, or prevailing practices in the surrounding neighborhood may justify alternative compliance.
- d. Public safety considerations make alternative compliance appropriate.
- e. Public improvement projects make alternative compliance appropriate.
- f. The site is part of a development for which a master plan has been submitted which makes adequate provision for landscaping.

(2) Written and graphic documentation. Requests for alternative compliance shall be accompanied by written explanation and landscape plan drawings to allow staff evaluation and decision. Depending on the size of the site, and at the discretion of the department, documentation shall be prepared and stamped by a State of Louisiana Registered Landscape Architect.

(3) Criteria for approval

- a. The use of existing trees, which as a result of prior growing conditions have reached mature heights with little canopy, in lieu of planting new trees, are discouraged unless such trees are grouped in a setting which to some degree replicates a natural forest setting.
- b. Aesthetics, innovation, and creativity are encouraged.
- c. Significant anticipated mature canopy coverage of the vehicular use area of the site is encouraged.
- d. Landscape design which makes use of existing vegetation and topographical conditions is encouraged.

- e. Landscape design which provides a buffer between different uses of adjacent properties is encouraged.
- f. The use of various complementary species of trees and shrubbery is encouraged.
- g. Alternative compliance is not allowed as a way to provide less landscape material than is otherwise required.

89-37 Commercial Lighting

☞ *Purpose and intent: The intent and purpose of this Section is to protect and maintain the residential character of established neighborhoods and residential properties by establishing requirements regarding the artificial lighting provided for adjacent commercial developments. Action Item (1.3.2)*

(a) Applicability

- (1) This section applies to
 - a. The City of Lafayette, and
 - b. New multifamily, commercial, and industrial construction in the unincorporated areas of Lafayette Parish.
- (2) This section is applied at the time of application for a building permit or final certificate of occupancy.
- (3) A lot which did not meet the lighting requirements at the time of the original adoption of this ordinance (June 24, 2003) is not required to comply with this section unless there is a cumulative building expansion of the percentage indicated in the table below:

Building Size	% Expansion
0 to 2,000 square feet	50
2,001 to 5,000 square feet	35
5,001 to 10,000 square feet	30
10,001 square feet or larger	25

- (4) This section does not apply to the following:
 - a. Single-family detached residences.
 - b. Developments without a vehicular use area.
 - c. A change in use that involves no new construction.

(b) Lighting Standards

- (1) Lighting shall meet all codes and safety clearances from above-ground electric facilities.
- (2) Lighting shall illuminate only those areas for which it is designed.
- (3) Lights shall not be taller than the structures they are serving.

- (4) Parking lot lighting poles shall not exceed 60 feet in height.
- (5) Developments shall shield lighting away from adjacent residential uses or zoning districts.
- (6) Low mounted lights, not to exceed 20 feet in height, shall be used for parking areas within 100 feet of residential uses or vacant property located in residential zoning districts.

89-38 Lots, Blocks & Setbacks

☞ *This section*

- *Provides general standards and guidance for new lots in subdivision plats, and*
- *Provides guidance for measuring lot size and other lot characteristics to administer the zoning and other regulations in this Chapter, and*
- *Accommodates various types of residential housing schemes without resorting to more specific and detailed standards strictly associated with a particular housing type or market label.*

Action Item (1.2.1)

(a) Applicability

This section applies to any lots, blocks or setbacks –

- (1) Prescribed in the zoning district regulations (Article 2), or
- (2) Required in the subdivision regulations or this Article within the City or unincorporated Parish.

(b) Generally

- (1) Lots, blocks, and setbacks shall comply with Article 2 and this section.
- (2) Buildings shall not encroach into utility servitudes, rights-of-way, or required minimum setbacks.

(c) Lots

- (1) **Measurement.** Lot area is the size of a lot measured within the lot lines and expressed in terms of acres or square feet.

(2) Design, Arrangement, and Layout

- a. A subdivision layout shall result in the creation of lots which are developable under this Chapter and any applicable codes and regulations.
- b. Lots shall have sufficient area to accommodate servitudes for all public and private utility services and facilities.
- c. The lot shall have direct access from a public or private street.
- d. Up to 20% of lots in a subdivision may be served by a rear private alley and front on a common open space.

(3) Lot shapes.

- a. Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line.

- b. Side lot lines shall be at right angles to straight streets and be radial to curved streets.

(4) Area

- a. Lots in the City must comply with the applicable zoning district regulations (see Article 2).
- b. In the City, lots established in any subdivision plat must comply with the following minimum frontage requirements:

	Use			
	Attached Residential	Detached Residential	Mixed Use / Live Work	Commercial / Industrial
Frontage <i>(min.)</i>	25 feet	40 feet	30 feet	NA

- c. In the unincorporated Parish, lots established in any subdivision plat that are not served by a public or off-site sanitary sewer system shall meet the requirements of the State Department of Health and Hospitals relative to sewerage disposal and potable water facilities. Lots with a public or off-site sanitary sewer system shall comply with the following:

	Use	
	Non-residential or Mixed Use	Residential
Area <i>(min.)</i>	5,000 sf	12,000 sf
Frontage <i>(min.)</i>	60 feet	20 feet

- d. Nonresidential lots created by platting in the unincorporated Parish that have an average depth of more than 300 feet from an adjacent public street right-of-way must be established and designated as reserves and subject to those provisions of these regulations pertaining to reserve tracts. (See subsection (11) below).
- e. When lots abut or adjoin a natural drainage way or open drainage facility that require a drainage easement or servitude as provided for in this Chapter, permanent building improvements on those lots shall be set back at least 10 feet from the platted drainage easement or servitude..
- f. Lots that face or back on a designated major arterial must have a depth at least 10 feet deeper than the average depth of lots within the interior of the subdivision.

(5) Buildings

- a. Every building erected, reconstructed, converted, moved, or structurally altered shall be located on a lot of record.
- b. Only 1 principal building is allowed on one lot in the “AG” or “RS” zoning districts, unless otherwise provided for in Article 5.
- c. In the unincorporated Parish, no more than 2 dwelling units are permitted on a lot, except as provided for Manufactured Homes in Article 5.

(6) Corner lots

- a. Corner lots are subject to the line of sight requirements of 89-44(f).
- b. A corner lot has a front lot line on each street and no rear setback.
- c. In the unincorporated Parish, buildings on a corner lot shall be set back at least 10 feet from the front lot line.

- d. If the line of sight requirements exceed the minimum front setback in the applicable zoning district or subsection “c” above, the line of sight requirements apply.
- e. No part of any driveway entering the property shall be closer than 30 feet from the point of intersection of the right-of-way lines of any fronting street.
- f. No part of any garage or carport structure having access to and facing a side street shall be closer than 20 feet from the right-of-way line of the street.
- g. Any parking pad having access from or facing the side street shall have a minimum length of 20 feet, and no part of the pad shall protrude into the street right-of-way.

(7) Access

- a. Each lot shall have a direct frontage on a public or private street or approved permanent access easement or servitude.
- b. Rear and side vehicular driveway access from lots restricted for residential use are not allowed adjacent to:
 - 1. Streets designed in the Lafayette Transportation Plan as Major Arterials, or
 - 2. Any other public street which carries a traffic volume where additional vehicular driveways would create a traffic hazard or impede the flow of traffic.

(8) Numbering. All lots and common areas in the subdivision shall be numbered.

- a. Municipal address numbers shall be assigned to all lots as specified in § 89-45 (b).
- b. Numbers shall be consecutive within each block and throughout the subdivision. No two lots in a given subdivision (including an extension of the subdivision) shall have the same identification number.

(9) Key or flag lots are permitted, as follows:

- a. The narrowest (i.e., the “pole,” “flag” or “staff portion”) part of the lot must be at least 20’ wide at all points.
- b. No building, structure, wall or fence is permitted within the staff portion of the lot.
- c. The staff portion of the lot must include a driveway or private road providing access to the lot.
- d. The restrictions above must be shown on the face of the subdivision plat in the form of a notation or a part of the dedicatory language on the plat.

(10) Double frontage lots are prohibited unless –

- a. Private Alleys are approved or when reverse frontage is used to separate and control traffic or to overcome specific disadvantages of topography and orientation.
- b. The following shall be provided along the line of lots abutting each street –
 - 1. In the City, a Type A buffer (see 89-36(g)), or
 - 2. In the unincorporated Parish, a minimum 1-foot reserve strip.

- c. The planting screen or reserve strip shall provide no right of access.
- d. A statement dissolving the right of access of individual lots to the arterial or collector street shall be placed on the final plan and recorded.

(11) Reserve tracts

- a. Reserve tracts are individual parcels created within a subdivision plat which are not divided into lots, but are established to accommodate some specific purpose (such as commercial centers, industrial sites, golf courses or other type of private recreational facilities, schools or church sites or sites for utility facilities such as water wells and storage areas, wastewater treatment plants, electrical power stations, or other activities and land uses which division into lots is not suitable or appropriate). Since the use of reserve tracts may not be completely determined by the subdivider or developer at the time plats are prepared and submitted to the Planning and Zoning Commission, these reserve tracts are often established as "unrestricted reserves" which allows maximum flexibility in the determination of the ultimate use planned for those properties.
- b. **Public street access.** Reserve tracts must have frontage on and be immediately adjacent to at least one public street. The frontage must be at least 60 feet in width. If the average depth of an unrestricted reserve is more than 300 feet, the reserve access to all adjacent public streets must be separated by a 1-foot reserve placed within the adjacent street right-of-way. The reserve will be automatically removed upon the approval and recording of a suitable development plat of the property within the reserve.
- c. **Identification and designation.** All reserves must be labeled and identified on the plat and a description of the use intended for the reserve must be noted. If the use of the reserve is not restricted for any specific use, the reserve must then be identified and noted as being unrestricted. All reserves are to be identified and designated by alphabetical letters, not numbers. An indication as to the total acreage of the reserves must be shown within each reserve boundary.

(d) Blocks

(1) Measurement. Block lengths are measured –

- a. Along the face of a block (i.e., congruent with street right-of-way lines) from street intersection to another street intersection, where the streets provide cross traffic circulation (not cul-de-sac streets or loop streets).
- b. For cul-de-sac or loop streets, blocks are measured along the centerline from the intersecting street right-of-way line to the furthest edge of the right-of-way of the bulb of the cul-de-sac or loop.

(2) General. The length, width, and shape of a block shall be determined with regard to:

- a. Provisions of adequate building sites suitable to the special needs of the type of use contemplated.
- b. Zoning requirements as to lot size and dimensions.
- c. Need for access, circulation, control, and safety of pedestrian and vehicular traffic.
- d. Limitations and opportunities of topography.

(3) Block Length

- a. **General.** The length between intersecting streets is as follows. This subsection does not apply to arterial streets.

	Block Length	
	<i>(min. - feet)</i>	<i>(max. - feet)</i>
City of Lafayette <i>(zoning district)</i>		
“A” Agricultural	300	1,500
“RS” Single-Family Residential	200	800
“RM” Mixed Residential	200	800
“MN” Neighborhood Mixed Use	200	800
“MX” Mixed-Use Center <i>(Site Category 1)</i>	200	800
“MX” Mixed-Use Center <i>(Site Category 2)</i>	200	800
“D” Downtown	200	800
“CM” Commercial Mixed	200	800
“CH” Commercial Heavy	200	1,200
“IL” Industrial Light	200	1,500
“IH” Heavy Industrial	200	1,500
“PD” Planned Development	200	800
“PI” Public / Institutional	200	1,500
Unincorporated Parish		
Residential	300	1,500*
Commercial / Mixed Use	300	1,500
Industrial	300	1,500

* The maximum block length for lots having a width of 40 feet or less is 1,200 feet.

- b. In blocks over 700 feet in length, the Planning and Zoning Commission may require a pedestrian crosswalk at least 10 feet wide to provide circulation or access to schools, playgrounds, shopping areas, transportation or other community facilities.
- c. If lots are subdivided and a public or private street is proposed which equals or exceeds the maximum length, the plat shall include cross streets extending to the property line within each interval equal to the maximum block length.
- d. If lots are created along the length of an existing public or private street, and the cumulative length of frontage for the lots equals or exceeds the maximum block length, a cross street extending to the rear property line of the lots (which divides the lots into two or more blocks) shall be provided for each frontage increment equal to the maximum block length.
- e. Stub streets or dead-ends may have a block length of up to 800 feet unless terminated with a circular turnaround and if deemed necessary by the Planning and Zoning Commission suitably modified to accommodate future extension of the street into adjacent property.
- f. Dead-end private streets must not extend further than 800 feet from the nearest right-of-way line of the intersecting public or private street measured along the center line of said private street to the center of the circular turnaround (cul-de-sac) or the outer limit of the paving in the T-type turnaround configuration.

(e) Setbacks

(1) Measurement

- a. Required setbacks adjacent to public streets or alleys shall be measured from the property line adjacent to the right-of-way.
- b. Where lots are created adjacent to or abutting a substandard public right-of-way, an enhanced building setback line shall be placed at a distance from the public right-of-way equal to the sum of one-half of the right-of-way deficit plus any setback required as part of these regulations.
- c. Required setbacks adjacent to private streets or alleys shall be measured from the edge of pavement or back of curb of the street, whichever is closest to the structure.
- d. Required setbacks not adjacent to a street or alley are measured from the property line.
- e. If sidewalks are located in a sidewalk easement or servitude, required setbacks and landscape elements are measured from the edge of the sidewalk servitude on the development side.

(2) Setback Types

- a. Front setback means a setback across the full width of the lot extending from the front line of the principal building to the front lot line.
- b. Rear setback means the setback between the rear lot line and the rear line of the principal building and the side lot lines.
- c. Side setback means a setback between the principal building and the adjacent side line of the lot, and extending entirely from a front setback to the rear setback or along adjacent lot lines.

(3) Required Setbacks

- a. Setbacks shall be provided as set out in the zoning district regulations (Article 2).
- b. Where a lot in a business or industrial district abuts a lot in a residential district, there shall be provided along the abutting lines a setback equal in width or depth to that required in the residential district. See buffer section § 89-36.
- c. There are no required front setbacks for townhouse developments on private streets or alleys.
- d. Setback requirements may vary if a complete subdivision development plan is submitted to the Planning and Zoning Commission showing the proposed location of all buildings and the maximum buildable area.
- e. No part of a setback or other landscape buffer required for any building shall be included as a part of a required setback or other landscape buffer required for another building.

(4) Projections into Required Setbacks

- a. Every part of a required setback shall be open to the sky except for –
 - 1. Normal projections not over 24 inches, and
 - 2. Required landscaping, buffering and screening (see § 89-36), and
 - 3. Required ingress and egress.
- b. The features as conditioned and designated below may encroach into a required setback:

Feature	Setbacks <i>where encroachment is permitted</i>	Maximum Encroachment	Minimum Setback <i>From street or lot line</i>
Arbors (maximum footprint of 80 sf and maximum height of 12 feet)	Any setback	No restriction	0 feet
Basketball goal	Any setback	No restriction	0 feet
Bird houses, dog houses	Any setback	No restriction	0 feet
Building projections including window sills, belt courses, cornices, chimneys, buttresses, eaves, spouts/gutters, brackets, pilasters, grill work, trellises and similar ornamental architectural features	Any setback	30 inches into setback	--
Canopies, Freestanding	Front	10 feet into setback	
Canopies having a roof area up to 60 sf	Front/rear	6 feet into setback	--
Clothes line	Rear/Side	No restriction	0 feet
Driveways	Any Setback	No restriction	0 feet
Equipment, ancillary (residential or mixed use districts)	Interior Side/Rear	No restriction	0 feet
Equipment, ancillary (non-residential districts)	Interior Side/Rear	No restriction	0 feet
Fire escape / enclosed outside stairway / handicap ramps required by the building code	Any setbacks	5 feet from building	--
Flag Pole	Any setback	No restriction	0 feet
Garages, attached or detached and loaded from an alley	Rear	No restriction	0 feet
Gates	Any setback	No restriction	0 feet
Heating and cooling units	Side/Rear	No restriction	3 feet
Landscaping, lawns, berms, trees, shrubs, and fences	Any setback	No restriction	0 feet
Light Poles	Any setback	No restriction	0 feet
Mailboxes	Any setback	No restriction	0 feet
Playground equipment, trampolines	Any setback	No restriction	0 feet
Pier, awnings, steps, or projections enclosing habitable living space, or similar architectural features and awnings	Any	No restriction	3 feet
Parking areas, subject to zoning district regulations and Article 2 and § Article 3.89-39	Any	No restriction	0 feet
Porches, unenclosed	Front/rear	6 feet into setback	--
Cantilevered overhangs on the ground floor not listed above	Any	No restriction	3 feet
Projecting windows such as bays, bows, oriel, or dormers	Any setback	30 inches into setback	--
Ramps for citizens with impairments	Any	No restriction	0 feet
Retaining Walls	Any	No restriction	0 feet
Sidewalks	Any	No restriction	0 feet
Signs (subject to Article 5)	Any	See Article 5	See Article 5
Stormwater detention or retention facilities or ditches, if the Administrator finds that underground stormwater management facilities are not currently available	Rear (MN, MX districts), Any setback (all other districts)	No restriction	0 feet
Vending Machines, ATMs	Any	No restriction	0 feet
Wing walls, stoops, landings, balconies, patios, and decks	Any setback	12 inches into setback with at least 10 feet of clearance over any utility or utility servitude	--

- c. One encroachment into the required rear setback is allowed (for the principal structure) if:
 - 1. The encroachment shall not be closer than 5 feet to the rear lot line.
 - 2. The encroachment is only permitted on 1 side of the lot when the lot is divided by extending a line that divides the rear and front lot lines in half.
 - 3. No building or portion of building located on the other side of the lot shall be located closer than the required rear setback plus the amount of the setback reduced by the encroachment.
 - 4. The encroachment is permitted upon receipt of a site plan demonstrating that all existing and proposed construction is in compliance with setback requirements in Article 2. A plat of survey (by a registered land surveyor) is required after construction has begun and before the foundation inspection is approved.

(5) Side Yards Setback. Side setbacks are subject to the applicable building code.

(6) Setback Reductions in the City of Lafayette

- a. Any lot less than 100 feet deep may have front and rear setback areas reduced by one percent for each foot that the depth of the lot is less than 100.
- b. In the case of a lot less than 50 feet in width, the minimum side setback requirement is 10% of the lot width.
- c. No building need be set back from the street more than the average front setback depth of the buildings within 100 feet on either side.

(7) Yards Setback in Unincorporated Areas. The following setback requirements apply to the unincorporated areas of Lafayette Parish that are not zoned:

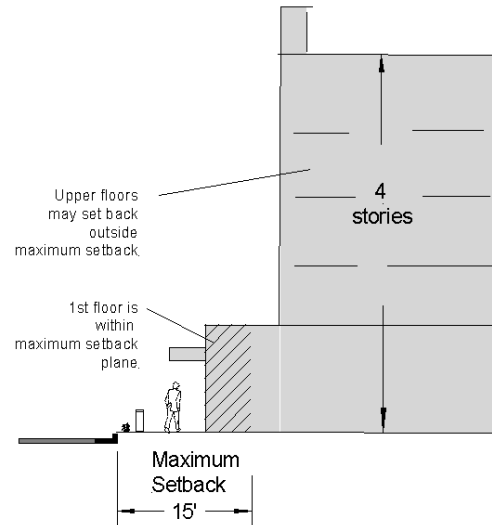
- a. **Setback.** yard setbacks are as follows:

Front setback	20 feet
Side setback (<i>where side lot line abuts right of way</i>)	5 feet
Rear setback (<i>where rear lot line abuts right of way</i>)	10 feet

- b. When the lots face Local streets classified as interior streets, the Planning and Zoning Commission may waive the required front setback if:
 - 1. The applicant submits in writing a request to have the building setback lines waived, and
 - 2. The face of the plat includes a typical lot layout and notes restricting the placement of the garage and dwelling unit.

(f) Setbacks

- a. All roads in the Rural Area of the Lafayette Transportation Plan with posted speed limits of 35 mph or over shall have an enhanced building setback of $(100' - \text{actual ROW})/2$.
- b. All roads in the Urban Growth Area of the Lafayette Transportation Plan with posted speed limits of 35 mph or over shall have an enhanced building setback of $(100' - \text{actual ROW})/2 + 20'$ permanent building setback, unless Districts provide otherwise.
- c. For projects identified on the Lafayette Transportation Plan, additional setbacks are required. PW determines the setback based on project scope.
- d. Maximum Setback:
 - a. Maximum setbacks apply to all building components, excluding open space, driveways and porte cocheres.
 - b. The maximum setback does not apply to the building plane above the first floor.

**(b) Railroad Rights-of-Way / Arterial Roads – Lot Arrangement**

Where a proposed subdivision abuts or contains a railroad right-of-way or an existing or proposed arterial thoroughfare, as designated in the Lafayette Transportation Plan, the Planning and Zoning Commission may require:

- (1) Marginal access streets on each side of the right-of-way.
- (2) Reverse frontage lots with required screen planting within the non-access frontage.
- (3) Deep lots with service alleys.
- (4) Adequate right-of-way that is appropriate for future traffic demands.
- (5) Other treatment necessary to protect and separate local and through traffic.

89-39 Parking & Loading

Purpose: this Section provides safety, comfort and convenience to parking lot users, pedestrians and motorists. These standards:

- reduce the effect of parking demand on traffic movement on adjacent streets, and
- prevent the occurrence of undesirable conditions caused by the construction of parking lots which would adversely affect adjacent property owners; and
- establish minimum levels of parking to capture vehicular traffic while avoiding the undesirable effects of excessive parking, and
- consistent with PlanLafayette Action Item (3.2.3), discourage excessive paved surfaces, and

- *ensure that parking does not interfere with pedestrian, bicycle, or other modes of transportation.*

(City Code 1965, § 19-7)

(a) Applicability

- (1) This section applies to the City and the unincorporated Parish.
- (2) This section applies to the parking of vehicles accessory to any use.
- (3) Where the requirements of this section conflict with the provisions of 89-13, Downtown, the provisions of 89-13, and related appendices, shall apply.

(b) Accessibility

Parking areas that include parking spaces required by this section must be accessible to a public or private street right of way or approved permanent access servitude.

⇒ See § 89-26 for ingress and egress requirements.

(c) Residential Zoning District Separation

The property owner shall install a continuous fence between the parking lot and any “RS” or “RM” zoning district. The fence shall be 6 feet in height and constructed of permanent, durable material.

(d) Location

- (1) The property used for parking required by this section must be located on or within a contiguous lot or parcel containing the principal use, except as provided below.
- (2) A required parking lot separated only by an alley, servitude, or street from the property containing the principal use, is considered contiguous if:
 - a. No required parking space shall be located further than the following distance from the property line of the principal use –
 1. 300 feet, or
 2. 1,000 feet where the property including the principal use and the parking areas are connected by a continuous system of sidewalks (including any street intersection) or pedestrian pathways.
- (3) In the MN, MX, and CM districts:
 - a. Parking areas shall be located at the rear or side of a building. Parking areas located at the side shall be screened from sidewalks by a combination of low (i.e. not exceeding 4 feet in height) walls or fences and a minimum Class “B” buffer (see 89-36(g)).
 - b. A parking lot or garage shall not be adjacent to or opposite a street or intersection.
 - c. Parking shall be accessed by an alley or rear lane, when available. However, there shall be no parking in an alley or lane.

(e) Joint Parking.

- (1) The off-street parking facilities required by two or more uses may be combined and used jointly.

- (2) The joint spaces shall be located –
 - a. On the same building site, or
 - b. Within 1,320 feet of the building or area that includes each use.
- (3) The off-street parking facilities shall be adequate in area to provide the sum total of the facilities required for all of the uses.
- (4) Two or more owners or operators of buildings or uses requiring off-street parking or loading facilities may collectively use such facilities if the total minimum and maximum number of such parking or loading spaces conform with this section when computed separately for each use or building type.
- (5) An off-street parking area required for any building or use may be used as part of an off-street parking area required for another building or use where peak use periods do not overlap, as provided below. The required parking spaces are reduced in accordance as follows:
 - a. Determine the minimum parking requirements in accordance with Table 89-39-1 for each land use as if it were a separate use,
 - b. Multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F) of Table 89-39-1 below,
 - c. Calculate the total for each time period (Column),
 - d. Select the Column with the highest total. This is the required number of spaces.

Table 89-39-1 Shared Parking Reduction

(A) Land Use	Weekday		Weekend		
	(B) Daytime (9 a.m. - 4 p.m.)	(C) Evening (6 p.m. - midnight)	(D) Daytime (9 a.m. - 4 p.m.)	(E) Evening (6 p.m. - midnight)	(F) Nighttime (midnight 6 a.m.)
Office/Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Commercial	40%	100%	80%	100%	10%

- (6) If an office use and a retail use share parking and the office space comprises at least 35% of the space and at least 2,000 square feet, the parking required **for the retail use** is reduced to the lesser of –
 - a. 80% percent of the parking spaces otherwise required, or
 - b. 1 parking space per 500 square feet.
- (7) If a residential use shares parking with a retail use other than lodging uses, eating and drinking establishments or entertainment uses, the parking required for the residential use is reduced by 30 percent or the minimum parking required for the retail and service use, whichever is less.
- (8) If an office and a residential use share off-street parking, the parking requirement for the **residential** use is reduced to the lesser of –
 - a. 50 percent of the parking normally required for the residential use, or

- b. 1 space per 1,000 square feet.

(f) Leases

Required parking may be leased if –

- (1) It is located as provided in subsection (d) above, and
- (2) The required parking spaces are leased for a period of time equal to or longer than the lease of the use they are provided for. If the associated use is owned by the operator, the lease of the parking area must be maintained as long as the business is operating, and
- (3) A copy of the new lease must be filed with the zoning administrator prior to expiration of the current lease.

(g) Required Parking

(1) Applicability

- a. This subsection applies to all development in the Parish and the City of Lafayette. It does not apply to the “MN,” “MX” or “D” zoning districts, except where specifically indicated below.

(2) Type of Parking Required

- a. The schedule in Table 89-39-2 below establishes the motor vehicle parking spaces required for any use.
- b. Ten permanent bicycle parking spaces may be provided in lieu of 1 parking space. A maximum of 20 bicycle parking spaces may be provided to count toward this reduction.
- c. Parking lots or garages must provide at least 1 bicycle parking space for every 10 motor vehicle parking spaces in the “MN”, “MX”, and “D” zoning districts.

(3) Calculations

- a. Adjacent on-street parking is counted toward the minimum parking requirements.
- b. When a determination of the number of minimum required off-street parking spaces or the permitted maximum number of off-street parking spaces results in a requirement of a fractional space, the fraction counts as 1 space.
- c. If the number of spaces is based on square feet, the square footage is the gross floor area of all habitable building spaces on the lot or parcel. This does not include any parking garage.
- d. When computing required minimum off-street parking spaces, the total number of required spaces are calculated separately for each use, except as indicated below.
- e. Where applicable, up to two provisions of subsection (4) below may be applied in order to reduce the minimum off-street parking requirement.

(4) Parking Space Reductions

- a. Required parking spaces are reduced if joint parking spaces are provided (see subsection (e) above).

- b. **Reduction for proximity to public transit.** Where a nonresidential use is located within 1,200 feet of a public transit route, the total number of required off-street parking spaces, unassigned to specific persons, is reduced to 80% percent of that otherwise required as set forth in Table 89-39-2.
- c. **Reduction for first 4,000 square feet.** Where the off-street parking requirement for a nonresidential or mixed use is based on square footage, the total number of required off-street parking spaces, for the first 4,000 gross square feet of floor area of the use, is reduced by 2 spaces.

(5) Parking Space Limits

- a. Parking shall not exceed the required number of spaces based on size and use. Additional parking spaces are allowed up to the following limits:
 - 1. Commercial sites that have under 50 parking spaces are allowed up to 25% additional parking spaces before conditions are mandated.
 - 2. Commercial sites that have between 51 and 100 parking spaces are allowed up to 20% additional parking spaces before conditions are mandated.
 - 3. Commercial sites that have between 101 and 150 parking spaces are allowed up to 15% additional parking spaces before conditions are mandated.
 - 4. Commercial sites that have between 151 and 200 parking spaces are allowed up to 12% additional parking spaces before conditions are mandated.
 - 5. Commercial sites that have between 201 and 250 parking spaces are allowed up to 8% additional parking spaces before conditions are mandated.
 - 6. Commercial sites with more than 250 parking spaces are allowed up to 5% additional parking spaces before conditions are mandated.
 - 7. For restaurant sites of any size, conditions are not mandated unless parking spaces exceed the number required for a 1 space to 2 seat ratio.
- b. If parking over this percentage is requested or planned, the owner must install corresponding Green Infrastructure to their site for the space needed for the excessive parking. The area of Green Infrastructure is a 2:1 ratio to the area of the access isle and parking spaces over the percentages in subsection 1. Green Infrastructure provided herein shall qualify as Parking Lot Landscaping for the purposes of Open Space requirements.
- c. The Green Infrastructure must be able to manage the amount of runoff that is being created by the additional impervious surfaces. The required infrastructure shall be designed according to recommended, dimensions, slopes, materials, planting standards, specifications, and performance requirements as needed to manage on-site storm water. Source control devices and methods shall be installed where necessary to prevent litter floatation with storm water. Recommended storm water management facilities that use vegetation in the process of cleaning storm water include but are not limited to:
 - Micro-detentions such as rain gardens, rain groves and circular depressions
 - Planted storm water buffers,
 - French drains, infiltration trenches,
 - Constructed wetlands,
 - Porous paving,
 - Underground storage chambers that capture parking lot water,

- Sand filters,
- Grassed swales, bioswales or vegetated ditches,
- Parking lot detentions
- Irrigation cisterns that recycle rooftop captured storm water,
- Retained natural wetlands,
- Stream bank or riparian buffer.

Table 89-39-2 Required Parking Spaces

Use (see § 89-21 for definitions)		Required Parking Spaces
Residential		
<i>Residences</i>		
Accessory apartment	1 per dwelling unit	
Apartment Hotel	1 per dwelling unit	
Apartment House	1 per dwelling unit	
Condominium / Townhouse / Row house	1.5 per dwelling unit	
Cottage Courts	1 per dwelling unit	
Dwelling, single-family detached	1 per dwelling unit	
Dwelling, two-family (duplex)	1 per dwelling unit	
Multi-family	1.5 per dwelling unit	
Live/Work Dwelling	1 per dwelling unit	
Manufactured home / Mobile home	1 per dwelling unit	
Manufactured Housing Land Lease Community	1 per dwelling unit	
Zero lot line home	1 per dwelling unit	
<i>Group Living:</i>		
Boarding and Rooming Houses / Dormitories	1 per guest room	
Child Care, Commercial	1 per 400 sf	
Community living	1 per 1,000 sf	
Community home	1 per 1,000 sf	
Fraternities / Sororities	1 per 100 sf of living area	
Lodging / Short-Term Rental		
Bed and breakfast	1 per 1 guest rooms	
Hotel (small)	1 per 1 guest rooms	
Hotel / Motel	1 per guest room	
Recreational vehicle park	n/a	
Commercial / Mixed Use		
<i>Animal Services:</i>		
Animal hospital (indoor)	1 per 800 sf	
Animal services, generally	1 per 800 sf	
<i>Financial Services:</i>		
Automated teller machine, stand alone	n/a	
Financial institutions	1 per 250 sf	
Pawn shop	1 per 250 sf	
<i>Food & Beverage Sales / Service:</i>		
Bar / Lounge	1 space per 4 seats in the sitting area plus 1 space per 200 sf of remaining floor area	
Food market	1 per 250 sf	
Food preparation	1 per 250 sf	
Food service	1 per 250 sf	
Mobile vendor	n/a	
Restaurant	1 space per 4 seats in the sitting area plus 1 space per 200 sf of remaining floor area	

Use (see § 89-21 for definitions)	Required Parking Spaces
Snack or beverage bars	1 per 250 sf
Office, Business & Professional:	
Office, professional, non-medical	See chart below
Personal / Business services:	
Bail bond services	1 per 250 sf
Business support services	1 per 250 sf
Courier, messenger and delivery services	1 per 250 sf
Day Labor Service	1 per 250 sf
Funeral & interment services	1 per 250 sf
Crematorium	1 per 500 sf
Linen/Uniform Supply	1 per 250 sf
Maintenance & repair services	1 per 250 sf
Personal services	1 per 250 sf
Pick-up station (laundry and/or dry cleaning)	1 per 250 sf
Retail sales:	
Convenience store	1 per 250 sf
Convenience store (with gasoline sales)	1 per 250 sf
Nonstore retailers	1 per 250 sf
Nursery/Horticulture/Farm Supply	1 per 250 sf
Retail, general	1 per 250 sf
Vehicles / Equipment:	
Auto and truck repair	1 per 250 sf
Automobile or vehicle dealership	1 per 250 sf
Building material sales & services	1 per 250 sf
Car Wash	1 per 250 sf
Commercial and Industrial Machinery and Equipment Rental and Leasing	1 per 250 sf
Gasoline or diesel fuel sales	1 per 250 sf
Manufactured Home Dealers	1 per 250 sf
Truck stop	1 per 250 sf
Public/Civic/Institutional	
Day Care:	
Adult day care	1 per 250 sf
Child care facility, commercial	1 per 250 sf
Child care facility, residential	1 per 250 sf
Assembly:	
Cemetery/mausoleum	1 per 250 sf
Church or worship center	1 per 250 sf
Exhibition, convention, or conference facility	1 per 250 sf
Club or lodge (private)	1 per 250 sf
Government / Non-Profit:	
Armory	1 per 250 sf
Detention or penal institution	1 per 250 sf
Vehicle / equipment maintenance facility	1 per 250 sf
Public Safety Facility	1 per 250 sf
Social assistance, welfare, and charitable services	1 per 250 sf
Postal services	1 per 250 sf
Educational:	
Business college / Trade school / Instructional studio	1 per 4 classroom seats
Elementary and middle school (public or private)	1.5 per classroom
High school (public or private)	7 spaces per classroom
Personal instructional services	1 per 250 sf
University and College	1 per 10 classroom seats

Use (see § 89-21 for definitions)	Required Parking Spaces
Medical:	
Hospital or sanitarium / Nursing homes	1 per 3 beds plus ancillary uses
Life care or continuing care services	1 per 3 beds plus ancillary uses
Medical office, clinic, or laboratory	1 per 200 sf
Arts, Entertainment, & Recreation:	
Adult business	1 per 250 sf
Art galleries	1 per 300 sf of floor area
Auditoriums	1 per 5 seats, permanent and portable
Civic Spaces	n/a
Convention halls	1 per 5 seats, permanent and portable
Cultural facility	1 per 250 sf
Entertainment facility / Theater	1 per 150 sf
Health/fitness club	1 per 250 sf
Gymnasiums	1 per 5 seats, permanent and portable
Libraries	1 per 300 sf of floor area
Museums	1 per 300 sf of floor area
Recreational Facility, Indoor	1 per 250 sf
Recreational Facility, Outdoor or Major	1 per 250 sf
Theater	1 per 5 seats, permanent and portable
Industrial / Production – for buildings of less than 10,000 square feet, follow the table below; – for buildings of 10,000 square feet or more, 20 parking spaces plus 1 for every 3 employees	
Manufacturing & Employment:	
Contractor	1 per 500 sf
Data Processing, Hosting, and Related Services (including data centers)	1 per 500 sf
Industrial Services	1 per 500 sf
Media Production	1 per 500 sf
Mining & quarrying	1 per 500 sf
Manufacturing, Light	1 per 500 sf
Manufacturing, General	1 per 500 sf
Manufacturing, Intensive	1 per 500 sf
Oil and gas company (drilling and exploration)	1 per 500 sf
Research and development	1 per 500 sf
Oil and mining support activities	1 per 500 sf
Stone cutting	1 per 500 sf
Warehousing, Storage & Distribution:	
Building and landscaping materials supplier	1 per 500 sf
Building maintenance services	1 per 500 sf
Freight depot (railway and truck)	1 per 500 sf
Fuel Distribution or Recycling	1 per 500 sf
Machinery and heavy equipment sales and service	1 per 500 sf
Mini-warehouse facilities	1 space per on-site dwelling unit plus 1 space per 200 square feet of office space and 1 parking space for every 2 employees
Oil & gas storage	1 per 500 sf
Outdoor storage	1 per 500 sf
Self-service storage facility	1 space per on-site dwelling unit plus 1 space per 200 square feet of office space and 1 parking space for every 2 employees
Vehicle towing and storage facility	1 per 500 sf
Wholesale distribution, warehousing and storage	1 per 500 sf

Use (see § 89-21 for definitions)		Required Parking Spaces
Infrastructure		
<i>Transportation / Parking:</i>		
Airport		1 per 500 sf
Ground passenger transportation (e.g. taxi, charter bus)		1 per 500 sf
Heliport / miscellaneous air transportation		1 per 500 sf
Parking facility		n/a
Railroad facilities		n/a
Passenger depot		1 per 500 sf
Transit shelter		1 per 500 sf
<i>Utilities:</i>		
Utility, Major		n/a
Utility, Minor		n/a
<i>Communications facilities:</i>		
Communications facility		n/a
Wireless communication tower or antenna		n/a
Weather or environmental monitoring station		n/a
<i>Waste-related:</i>		
Hazardous waste disposal		n/a
Hazardous waste transfer		n/a
Junk yards		1 per 500 sf
Recycling plant		1 per 500 sf
Remediation Services		1 per 500 sf
Solid waste		1 per 500 sf
Agriculture		
Farming		n/a
Poultry and egg production		n/a
Community garden		n/a
Crop Agriculture		n/a
Community Supported Agriculture		n/a
Accessory		
Accessory use (generally)		n/a
Accessory commercial uses		1 per 250 sf
Accessory farm use		n/a
Accessory schools		Depends on use
Accessory retail and personal service, office, or recreational use		1 per 250 sf
Caretaker or guard		1 per 250 sf
Construction yard		n/a
Home occupation		n/a
Model home complex / temporary real estate sales office		1 per 250 sf
Parking garage, private		n/a
Pharmacy, accessory		1 per 250 sf
Recreational facility, accessory		n/a
Storage, recycling or clothing		n/a
Miscellaneous		
Temporary Uses		n/a

On-site Parking Spaces Required for Professional, Non-medical buildings					
Building area (sq ft)	Required spaces	Building area (sq ft)	Required spaces	Building area (sq ft)	Required spaces
1-500	3	23,501-24,000	79	47,001-47,500	145
501-1,000	5	24,001-24,500	82	47,501-48,000	146
1,001 - 1,500	8	24,501-25,000	83	48,001-48,500	148
1,501 - 2,000	10	25,001-25,500	85	48,501-49,000	149
2,001 - 2,500	13	25,501-26,000	86	49,001-49,500	151
2,501 - 3,000	15	26,001-26,500	88	49,501-50,000	152
3,001 - 3,500	18	26,501-27,000	89	50,001-50,500	153
3,501 - 4,000	20	27,001-27,500	91	50,501-51,000	155
4,001 - 4,500	22	27,501-28,000	92	51,001-51,500	156
4,501 - 5,000	25	28,001-28,500	93	51,501-52,000	158
5,001 - 5,500	26	28,501-29,000	95	52,001-52,500	159
5,501 - 6,000	27	29,001-29,500	96	52,501-53,000	160
6,001 - 6,500	28	29,501-30,000	97	53,001-53,500	161
6,501 - 7,000	29	30,001-30,500	98	53,501-54,000	162
7,001 - 7,500	30	30,501-31,000	100	54,001-54,500	163
7,501 - 8,000	31	31,001-31,500	101	54,501-55,000	164
8,001 - 8,500	32	31,501-32,000	103	55,001-55,500	165
8,501 - 9,000	33	32,001-32,500	104	55,501-56,000	167
9,001 - 9,500	34	32,501-33,000	105	56,001-56,500	168
9,501 - 10,000	35	33,001-33,500	107	56,501-57,000	169
10,001 - 10,500	36	33,501-34,000	108	57,001-57,500	170
10,501 - 11,000	38	34,001-34,500	110	57,501-58,000	171
11,001 - 11,500	39	34,501-35,000	111	58,001-58,500	173
11,501 - 12,000	42	35,001-35,500	113	58,501-59,000	174
12,001 - 12,500	43	35,501-36,000	114	59,001-59,500	175
12,501 - 13,000	44	36,001-36,500	115	59,501-60,000	177
13,001 - 13,500	46	36,501-37,000	117	60,001-60,500	178
13,501 - 14,000	47	37,001-37,500	118	60,501-61,000	179
14,001 - 14,500	49	37,501-38,000	120	61,001-61,500	181
14,501 - 15,000	50	38,001-38,500	121	61,501-62,000	182
15,001 - 15,500	53	38,501-39,000	123	62,501-63,000	184
15,501 - 16,000	54	39,001-39,500	124	63,001-63,500	185
16,001 - 16,500	55	39,501-40,000	125	63,501-64,000	187
16,501 - 17,000	57	40,001-40,500	127	64,001-64,500	188
17,001 - 17,500	59	40,501-41,000	128	64,501-65,000	189
17,501 - 18,000	61	41,001-41,500	129	65,001-65,500	190
18,001 - 18,500	62	41,501-42,000	131	65,501-66,000	191
18,501 - 19,000	63	42,001-42,500	132	66,001-66,500	192
19,001 - 19,500	65	42,501-43,000	133	66,501-67,000	194
19,501 - 20,000	67	43,001-43,500	135	67,001-67,500	195
20,001 - 20,500	68	43,501-44,000	136	67,501-68,000	196
20,501 - 21,000	70	44,001-44,500	138	68,001-68,500	197
21,001 - 21,500	72	44,501-45,000	139	68,501-69,000	199
21,501-22,000	73	45,001-45,500	140	69,001-69,500	200
22,001-22,500	75	45,501-46,000	141	69,501-70,000	201
22,501-23,000	77	46,001-46,500	142	70,001-70,500	202
23,001-23,500	78	46,501-47,000	144	70,501-71,000	204

Continued on following page

Continued, On-site Parking Spaces Required for Professional, Non-medical buildings					
Building area (sq ft)	Required spaces	Building area (sq ft)	Required spaces	Building area (sq ft)	Required spaces
71,001-71,500	205	96,501-97,000	276		
71,501-72,000	206	97,001-97,500	278		
72,001-72,500	207	97,501-98,000	279		
72,501-73,000	209	98,001-98,500	281		
73,001-73,500	210	98,501-99,000	282		
73,501-74,000	211	99,001-99,500	283		
74,001-74,500	212	99,501-100,000	285		
74,501-75,000	213	100,001-100,500	286		
75,001-75,500	214	100,501-101,000	287		
75,501-76,000	216	101,001-101,500	289		
76,001-76,500	218	101,501-102,000	290		
76,501-77,000	219	102,001-102,500	291		
77,001-77,500	221	102,501-103,000	293		
77,501-78,000	222	103,001-103,500	294		
78,001-78,500	223	103,501-104,000	295		
78,501-79,000	225	104,001-104,500	297		
79,001-79,500	226	104,501-105,000	298		
79,501-80,000	227	More than 105,000			
80,001-80,500	228	Any building area exceeding 105,000 sq. ft. will be required to have one			
80,501-81,000	230	parking space for each additional 350 sq. ft. of building area			
81,001-81,500	231				
81,501-82,000	233				
82,001-82,500	234				
82,501-83,000	236				
83,001-83,500	237				
83,501-84,000	239				
84,001-84,500	240				
84,501-85,000	241				
85,001-85,500	243				
85,501-86,000	245				
86,001-86,500	246				
86,501-87,000	248				
87,001-87,500	249				
87,501-88,000	250				
88,001-88,500	252				
88,501-89,000	253				
89,001-89,500	255				
89,501-90,000	256				
90,001-90,500	258				
90,501-91,000	259				
91,001-91,500	261				
91,501-92,000	262				
92,001-92,500	263				
92,501-93,000	265				
93,001-93,500	266				
93,501-94,000	268				
94,001-94,500	269				
94,501-95,000	271				
95,001-95,500	272				
95,501-96,000	273				
96,001-96,500	275				

(h) Parking Area Design

(1) Stall dimensions. Parking stalls shall conform to the minimum dimensions established in Table 89-39-3.

(2) Compact Spaces.

- a. Up to ten percent (10%) of parking spaces may be designed for use by cars smaller than full size (called "compact spaces").
- b. Compact spaces shall be located in continuous areas, and shall not be mixed with spaces designed for full size cars.
- c. Compact spaces shall be clearly designed by pavement marking and labeled as "Compact Cars Only."
- d. Stall dimensions for compact spaces are reduced to 8 feet wide and 16 feet deep (8' x 16').

Table 89-39-3 Parking Stall Dimensions

Parking Angle	Stall Width Parallel to Aisle <i>(feet)</i>	Stall Depth to Wall <i>(feet)</i>	Stall Depth to Interlock <i>(feet)</i>	Aisle Width <i>(feet)</i>	Modules		
					Wall to Wall <i>(feet)</i>	Interlock to Interlock <i>(feet)</i>	
45 degrees							
9.0-foot stall	12.0	17.5	15.3	12.0	47.0	43.0	
9.5-foot stall	13.4	17.5	15.3	11.0	46.0	42.0	
60 degrees							
9.0-foot stall	10.4	19.0	17.5	16.0	54.0	51.0	
9.5-foot stall	11.0	19.0	17.5	15.0	53.0	50.0	
75 degrees							
9.0-foot stall	9.3	19.5	18.8	23.0	62.0	61.0	
9.5-foot stall	9.8	19.5	18.8	22.0	61.0	60.0	
90 degrees							
9.0-foot stall	9.0	18.5	18.5	26.0	63.0	63.0	
9.5-foot stall	9.5	18.5	18.5	25.0	62.0	62.0	

(3) Use of street, sidewalk or alley as part of access aisle. The full width of an alley, but no part of a public street, shoulder or sidewalk, may be used in calculating the access aisle portion of a one-side parking module.

(4) Surfacing

- a. **Non-residential lots.** The surface of parking lots shall be constructed of concrete or asphalt in accordance with the specifications of PW. The surfacing shall be constructed of six inches of mesh reinforced concrete or eight inches of full depth asphalt or six inches of stabilized base and 1½ inches of asphalt.
- b. **Residential lots.** The surface shall consist of shell, brick, stone, gravel, concrete or asphalt. The material shall be compacted and of such thickness as to provide for the safe movement of traffic and pedestrians during inclement weather.

c. Driveways

1. The surfacing between the edge of the existing street and property line for the driveway shall consist of the same or more durable material as the contiguous street surfacing.
 2. If a sidewalk exists it shall continue across the driveway and shall be of concrete composition with a minimum depth of six inches or the same thickness of the driveway, whichever is greater. It shall be separated from the drive by expansion joints for the total length it traverses the driveway and be ADA compliant.
 3. A driveway permit must be obtained from PW prior to construction of the driveway if the construction is not already associated with a building permit.
 4. The design must be in accordance with LCG Driveway Specifications, a copy of which can be obtained from LCG.
- (5) **Drainage.** Parking lots shall have on-site drainage such that surface rainwater will not be allowed to flow across any sidewalks or properties of different ownership adjoining the property proposed for off-street parking. The size and positioning of culverts and drains shall be approved by PW.
- (6) **Wheelguards.** Wheelguards or bumper guards so located that no part of parked vehicles will extend beyond the parking facility. The distance from the property line to the wheelguard shall be a minimum of 3.0 feet.
- (7) Dumpsters, when present, shall be located within the development. Dumpsters are not permitted within the public right of way.
- (8) Where cart corrals are provided, trash receptacles must also be provided.

(i) Head-in/back-out Parking**(1) Applicability**

- a. This subsection applies to "head-in/back-out parking spaces." These are parking spaces requiring a vehicle to back onto a public street/or right-of-way as a means of gaining access to the public street.
- b. This subsection does not apply to:
 1. Single-family Dwellings, including single-family detached dwellings, accessory apartments, cottage Courts, two-family dwellings (duplexes), Live/Work Dwellings, Manufactured homes, Manufactured Housing Land Lease Communities, Apartment Houses, Townhouses / Row houses, and Zero lot line homes (see Use Table, § 89-21), or
 2. The "D" (Downtown) zoning districts.

(2) Generally (↔ see also 89-26(d)(12))

- a. Head-in/back-out parking spaces shall not be constructed in any development except where provided in this subsection.
- b. No head-in/back-out parking spaces will be located within the public rights-of-way and no limestone areas within the public rights-of-way shall be used as head-in/back-out parking spaces.

- c. The construction or renovation of existing buildings or structures shall not cause the number of existing head-in/back-out parking spaces located at and servicing the building or structures to increase.
- (3) Existing Spaces.** An existing building or structure that has existing head-in/back-out parking spaces may expand if:
- a. Any head-in/back-out parking spaces that front major arterial, minor arterial and major collection streets shall be removed.
 - b. If the subject property is unable to meet the number of parking spaces required by applicable regulations after removing the head-in/back-out spaces, the owner of the property may construct head-in/back-out parking spaces adjacent to streets which are not designated as major arterial, minor arterial or major collector streets. However, the maximum number of replacement head-in/back-out parking spaces added cannot exceed the number of head-in/back-out spaces removed pursuant to subsection a, above.
 - c. PW shall determine whether a property or existing head-in/back-out parking spaces fronts a major arterial, minor arterial or major collection street at the time a request for a building permit is requested for the expansion of a building or structure located on a property which has existing head-in/back-out parking spaces.
 - d. Existing head-in/back-out parking spaces are not required to be removed unless there is cumulative expansion (aggregate of all expansions) of existing buildings or structures equal to or greater than the percentages indicated below:

BUILDING SIZE	PERCENT EXPANSION
0 to 2,000 square feet	50
2,001 to 5,000 square feet	35
5,001 to 10,000 square feet	30
10,001 square feet or larger	25

- (4) If an existing building or structure is converted from a residential use to a commercial use, existing head-in/back-out parking spaces may remain unless they front a major arterial, minor arterial or major collector street. In that event, the existing head-in/back-out parking spaces shall be removed and the property shall provide all requested parking spaces in accordance with applicable regulations.
- (5) The PW Director may grant variances from the strict application of this subsection when the director determines either (i) extenuating circumstances exist or (ii) practical difficulties in the development or use of land would result from strict application of this section. Any variances shall be consistent with the intent of this section, the general welfare of the community and traffic safety. The procedure for requesting variances of this subsection shall be published by PW.

89-40 Open Space

(a) Applicability

This section applies to –

- (1) Any subdivision of property, except for a single-family residential subdivision of less than 10 lots or less than 2 acres.

- (2) Any building permit, except for that of a single-family residential home.
- (3) In the event the Planning Commission finds that the interests of infill and redevelopment of areas into a more urban character, these requirements may be modified or waived.

(b) Reservation

- (1) Where a proposed park, playground, or other site for public use is shown on an approved plan and is located in whole or in part in a proposed subdivision, the Planning and Zoning Commission may require the land to be reserved within the proposed subdivision.
- (2) The reservation shall continue in effect for a period of up to 1 year from the date of filing of the proposed subdivision plan. Additional reservation time may be provided but only upon mutual agreement of the subdivider and the appropriate governmental agency.
- (3) The reservation may be released upon written notice by the respective governmental agency.
- (4) For lands intended for reservation, the subdivider may provide alternate plans for the development lands set aside for public use by the respective governmental agency.
- (5) If the appropriate governmental agency does not initiate action toward a commitment to acquire the land held in reservation during the period of reservation (see subsection (2) above), and the reservation expires, any alternate subdivision plans for the tract become an integral part of the subdivision. When all technical requirements as found in these regulations are met, the reserved land is deemed to have obtained preliminary subdivision approval by the Planning and Zoning Commission.

(c) Open Space Requirements

- (1) **Amount Required.** Open space is required as a percentage of the gross developable area in as indicated for that particular zoning district in Article 2. Open space requirements may vary when included as part of a Mixed-Use Center (89-28).
- (2) **Design**
 - a. Open space includes neither building sites for dwelling units, utility or storage purposes, vehicular parking, carports or garages, driveways, nor streets, either public or private.
 - b. Open space does not include areas within required setbacks, except as allowed below.
- (3) **Improvement.** Open space may contain complementary structures and improvements needed and appropriate for the benefit and enjoyment of residents of the development.

(d) Qualifying Open Space

Where the zoning district or this section requires an open space allocation, the following areas count toward the total requirement at the percentage designated below:

Category	Description / Standards	Percentage
Landscaping		
Frontage Landscaping	Frontage landscaping as required by 89-36.	Up to 40%
Parking Lot Landscaping	Parking lot landscaping as required by 89-36, including green infrastructure in parking section (89-39 (g)).	Up to 40%

Category	Description / Standards	Percentage
Stormwater management	Stormwater detention basins of at least one 1 acre and designed to provide for acceptable maintenance and upkeep of the detention basin.	Up to 40%
Wetlands	Natural wetlands reasonably visible from walkways provided in and through the wetland.	Up to 40%
Common Open Space – unless otherwise provided in the rules for a Mixed Use Center, the following categories qualify for a 1.5 multiplier (e.g., one acre of Common Open Space results in 1.5 acres of credit towards the Open Space requirement for the district)		
Natural Area	Areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and appropriate use not detrimental to the primary purpose (other than wetlands as provided above). These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural Areas may include – <ul style="list-style-type: none"> • Floodplains; • Natural wetlands reasonably visible from walkways provided in and through the wetland 	Up to 75%
Greenway	A series of connected natural areas (including areas protected by state or federal law) such as ravines, creeks, streams, ⁱⁱ woodlands, floodplains, or protected tree canopy that connect buildings or gathering spaces with trail systems, or that buffer the site from streets or neighboring areas.	Up to 75%
Agricultural Preserve	An area designated for active farming in the form of crop cultivation, the keeping of livestock, or equestrian facilities. Agricultural Preserves protect areas of agricultural and rural heritage and promote compatible active agricultural operations.	Up to 75%
Community Garden	A site operated and maintained by an individual or group to cultivate trees, herbs, fruits, vegetables, flowers, or M.A other ornamental foliage for personal use, consumption, donation or off site sale of items grown on the sit	Up to 75%
Parks	Open space areas improved with playground equipment or other active open space improvements. These may be surrounded by street frontages and building frontages, but this is not required..	If included, at least 25%
Recreation areas	Hard surface recreation areas such as recreational courts and pedestrian plazas.	Up to 70%
Wet areas	Unpaved lakes, ponds, bayous, streams, or creeks, including stormwater retention basins that are designed so that at least 20% percent of the abutting shoreline is accessible for the common use of the development. The accessible shoreline must have at least 300 feet of frontage on a street.	Up to 75%
School sites	School sites, library sites, outside hard surface recreational areas excluding the area devoted to buildings.	Up to 75%
Rotary or Circle	An existing building or buildings that have historical or cultural significance may be located in a common open space and open to the public.	Up to 50%

Civic Space– unless otherwise provided in the rules for a Mixed Use Center, the following categories qualify for a 1.5 multiplier (e.g., one acre of Civic Space results in 1.5 acres of credit towards the Open Space requirement for the district)

Category	Description / Standards	Percentage
Plaza	An open area with seating that is adjacent to, or part of, a building. A Plaza may be combined with the Courtyard frontage type. Plazas function as gathering places and may incorporate a variety of non-permanent activities such as vendors and display stands. A plaza requires a minimum depth and width of 10 feet and a minimum total area of 300 square feet.	Up to 75%
Square	Areas that are improved with a combination of lawn, landscaping and seating areas, and that are accessible to the public or the project's tenants or customers. A Square shall be: <ul style="list-style-type: none"> • bounded by streets on at least one side and pedestrian walkways on at least 2 sides, or • not bounded by streets, but accessible to the public 	Up to 75%
Courtyard	A courtyard is a contiguous open area, open to the public, that – <ul style="list-style-type: none"> • is surrounded on at least two sides by building walls with entryways. • is at grade. 	Up to 75%
Pedestrian Pathways	Protected customer walkways or easily identifiable building pass-throughs that contain window displays and are intended for general public access.	Up to 50%
Green	A common open space available for unstructured recreation, its landscaping consisting of grassy areas, trees, shrubs, and other landscaping.	Up to 75%

(1) Open space does not include:

- a. Vehicle use areas.
- b. Any noncontiguous green area of less than 100 square feet.
- c. Unless expressly allowed by this section, required elements, such as:
 1. Driveways;
 2. Utilities with above ground improvements or road servitudes;
 3. Paved coulees or creeks.
- d. Structures (unless a part of a common open space such as gazebos);
- e. Required unimproved drainage ditches or canals; and
- f. Areas reserved for the exclusive use and benefit of an individual tenant or owner.

(e) Ownership and Maintenance of Common Open Space

- (1) Unless otherwise open to the public, common open space shall be permanently set aside for the sole benefit, use, and enjoyment of present and future occupants of the development through covenant, deed restriction, common open space servitude, or similar legal instrument. If agreed to by the LCG, the common open space may be conveyed to LCG for general public use.
- (2) Common open space shall be protected against building development and environmental damage by conveying to LCG, association, or land trust a common open space servitude restricting the area in perpetuity against any future building and against the removal of soil, trees and other natural features.

- (3) If land shown on a preliminary plat as common open space is dedicated to LCG, LCG may, but is not required to, accept the common open space if:
 - a. The land is accessible to the residents of the parish;
 - b. There is no cost of acquisition other than the costs incidental to the transfer of ownership; and
 - c. LCG agrees to and has access to maintain the lands.
- (4) The developer shall provide for and establish an organization for ownership and maintenance of the common open space for the benefit of residences, occupants and owners of the development.
- (5) The organization shall not be dissolved and shall not dispose of the common open space, by sale or otherwise, except to an organization conceived and established to own and maintain the common open space for the benefit of the development. The organization shall not be dissolved or dispose of the common space without first offering to dedicate it to the city or other appropriate governmental unit.
- (f) **Cross-access credit.** In order to encourage cross-access between lots, for each cross-access point provided to an adjoining lot, the open space requirement for that development shall be reduced by one (1) percentage point, up to a maximum total credit of three (3) percentage points. For example, in a district with a 20% open space requirement, providing two such cross-access points reduces the open space requirement to 18%.
- (g) **Joint-access Credit.** In order to encourage joint-access, when a development provides joint-access with an adjoining lot along the same public street, the open space requirement for that development shall be reduced by one (1) percentage point. For example, in a district with a 20% open space requirement, providing joint-access reduces the open space requirement to 19%.

89-41 Reserved

89-42 Stormwater Improvements

Purpose:

The Drainage system within Lafayette Parish is extensive and critical to the success of the Parish. Therefore, the design of drainage systems contributes to the success of the area and shall be designed in conformance with the concepts listed within. Action Items (1.5.6, 1.5.7, 7.6.1).

(a) Applicability

- (1) This section applies to all proposed development within the City and Parish of Lafayette.
- (2) PW shall review all developments for compliance with these requirements and PW and the Planning Commission shall in no way modify or void any other development drainage requirements found herein.

(b) General Requirements

- (1) All drainage systems shall be designed, signed and sealed by a Louisiana Registered Professional Engineer in accordance with the most recent edition of LCG's Public Infrastructure Design Standards, Drainage, and Other Infrastructure Improvements unless otherwise approved by the PW Director and shall include hydraulic calculations, plan profile sheets, typical sections and a Drainage Impact Study and submitted to the PW for approval.
- (2) The developer's design engineer shall design the on-site drainage improvements to accommodate potential runoff from the entire upstream drainage area, whether inside or outside of the development. A sufficient number of grading sections shall be provided to adequately evaluate site drainage patterns as required by PW.
- (3) The design engineer shall study the effect of each development on existing downstream drainage facilities or roadside ditches outside the area of the development for no less than 1,000 feet of the effluent channel downstream of the development.
- (4) If the runoff created by the development will overload an existing downstream drainage facility or roadside ditch, the design engineer shall –
 - a. Indicate this fact in the development drainage design, and
 - b. Provide improvements or site design features that prevent the overloading of downstream facilities or roadside ditch.
- (5) Streets and lots in a proposed development shall be arranged to minimize artificial drainage channel relocation.
- (6) Development proposals shall have public utilities and facilities such as water, sewer, gas, and electrical systems located and constructed to minimize flood damage.
- (7) New and replacement sanitary sewage systems shall be designed to minimize infiltration of flood waters into the system and discharges from the system into flood waters. New and replacement water distribution systems shall be designed to eliminate infiltration of flood waters into the system and discharge from the system into flood waters.
- (8) All developments shall comply with Sections 26-681 – 26-800 (Flood Damage Protection)) or any subsequent updates.
- (9) Open Ditches

- a. Open ditch drainage is not allowed in the City of Lafayette or the Unincorporated Areas.
- b. The Planning and Zoning Commission grants approval of open ditch streets within a development to PW only when –
 1. the sub-surface system hydraulic calculations and elevations do not function in an effective manner and PW concurs with this finding, or
 2. the open ditches are along streets not intended to be dedicated for public use.
- c. If the design engineer determines, and PW concurs, that an area of the development cannot accommodate a sub-surface system, that area must be designated on the final plat. The following note shall be placed on the plat:

"This development/lot/area has been approved with an open ditch drainage system providing the required storm water retention/detention capacity. The development/lot/area shall remain open ditch and only subsurface culverts required for driveways shall be permitted, unless otherwise approved by LCG PW Department."

- d. If approval is granted, see subsection (e), "Standards of Construction of Drainage Systems," below for open ditch construction standards.

(c) Design Requirements

- (1) All flow of water across any intersection either public or private shall be through culverts or bridges.
- (2) **Runoff Determination Methods.** The design engineer shall use the following procedures to determine runoff rates:

Size of Drainage Area	Method to determine runoff rates
< 200 acres	Rational Method ($Q=CIA$) <i>↔ see subsection (4), below, for runoff coefficients</i>
Between 200 and 2,000 acres	Most recent Soil Conservation Service (S.C.S.) Method, as modified by the Louisiana D.O.T.D. procedure
> 2,000 acres	Most recent USGS Regression procedure

- (3) **Rainfall Intensity.** Rainfall intensity and duration shall be taken from the latest edition of the Louisiana DOTD Hydraulics Manual.
- (4) **Runoff Coefficients.** The runoff coefficients to be used in the Rational Method shall be those indicated in Tables 89-42-1 and 89-42-2.

Table 89-42-1 Rational Method Runoff Coefficients

Development/Subdivision Type	Runoff Coefficient
Residential	
Single-family detached	0.30 to 0.50
Two-family (Duplex)	0.40 to 0.60
Single-family and multi-family attached	0.60 to 0.75
Commercial, Retail And Office	
Downtown area	0.70 to 0.95
Neighborhood and outlying areas	0.50 to 0.70
Industrial	
Light Industry	0.50 to 0.80

Heavy Industry	0.60 to 0.90
Parks and Cemeteries	0.10 to 0.25
Playgrounds	0.20 to 0.40
Railroad Yard Areas	0.20 to 0.40
Vacant, Open Space And Unimproved Areas	0.10 to 0.30

Table 89-42-2 Runoff Coefficients for Average Block Calculations

Type	Runoff Coefficient
Asphalt Surfaces	0.95
Concrete Surfaces	0.95
Roof Areas	0.85
Lawns	
Flat (less than 2% percent grade)	0.20
Average (2% to 7% percent grade)	0.25
Steep (7% percent grade)	0.30

(5) Design Storm Event

The drainage systems for the following development categories, uses, and infrastructure categories shall be designed and evaluated for the designated storm events:

Type	Design Event (<i>minimum</i>)	Evaluated for -
Drainage system and outfalls for commercial or multi-use subdivision	10-year storm	25 and 100-year storms
Drainage system and outfalls for residential subdivision	5-year storm	25 and 100-year storms
Drainage outfalls serving more than a single development	10-year storm	25 and 100-year storms
Collector street crossings	10-year storm	25 and 100-year storms
Arterial street crossings	25-year storm	25 and 100-year storms
Channel crossings in excess of 100 square feet	25-year storm, if feasible	25 and 100-year storms
Retention/Detention within public drainage channel	25-year storm	25 and 100-year storms
Relocated channel	50 year storm	100 year storm

- (6) Tailwater is considered to be an important factor in outfall structure or culvert hydraulic design because a submerged outlet may cause structures or culverts to flow full, rather than partially full, impacting the hydraulic efficiency of the drainage system. The hydraulic analysis of the drainage system shall address the tailwater elevation of the outfall channel. The tailwater elevation of the outfall channel shall be set at 1 foot of freeboard from top bank unless otherwise determined to be lower through a hydraulic analysis for a 25-year design storm event. Tailwater (TW) is defined as the flow depth of the downstream channel measured from the flow line of the outlet structure or culvert.

(d) Drainage Impact Study

- (1) Any development that results in a post-development runoff that exceeds the development area's pre-development runoff rate shall mitigate the increase through drainage improvements. The design and calculations of the mitigation measures are presented to LCG for review and approval in a drainage impact study. Additional descriptions of the information required in the study are found in LCG's Public Infrastructure Design Standards.

- (2) A developer may submit a written request to waive the Drainage Impact Study to PW.
- a. The PW Director may approve, approve with conditions, or deny the request.
 - b. The PW Director may approve the request if –
 1. A prior approved Drainage Impact Study was performed for the site, the analysis complies with the requirements of this Chapter, and conditions have not materially changed since the analysis was performed, or
 2. Existing site conditions are such that a Drainage Impact Study would not provide information needed to determine whether the proposed development complies with this Section.
 3. The site is less than $\frac{3}{4}$ of acre in total size. Runoff to the adjacent roadway, outfall or other properties for these sized developments shall not be allowed as a single point discharge unless approved by the PW Director (or his/her designee). Rather, in these cases, a drainage site and grading plan shall be submitted for review and approval.
- (3) If the Drainage Impact Study indicates that the proposed development does not comply with this Section, the plat shall be returned to the Planning Commission to determine whether the condition of Preliminary Plat approval is satisfied. If the Planning Commission determines the condition is not satisfied, the Planning Commission shall rescind the conditional Preliminary Plat approval.
- (4) No construction of any development components subject to any approved Preliminary or Final plat shall be commenced until the PW Director issues a favorable written approval of the Drainage Impact Study and construction plans. Violation of this provision can result in a cease and desist order being issued for the development (\Leftrightarrow Article 4, 89-71).

(e) Standards of Construction of Drainage Systems

(1) Culverts

- a. **Size and Type.** Only drainage pipe constructed of materials approved by PW may be used in storm sewer construction in the public rights-of-way or servitudes. The minimum size pipes for any culvert shall be a diameter of fifteen inches (15”), unless otherwise approved by PW. The design service life for materials used in a drainage system is fifty (50) years unless otherwise approved by PW.
 - b. All **roadway cross drains** shall be reinforced concrete. No other material (i.e. plastic, metal, etc.) will be accepted unless otherwise approved by PW.
 - c. **Metal aluminum culverts** may be used only upon approval of PW and will only be approved for outfall termini at channels. The predicted design service life for metal culverts, if approved for use by PW, is determined by calculating the net effect of corrosion from both interior and exterior conditions concurrently.
- (2) **Lateral drainage ditches** from the street to an outfall channel which traverse lots shall be provided by subsurface pipe drain with at least a 20 foot permanent drainage servitude. The actual width of the drainage servitude required will be determined by PW based upon pipe diameter, invert elevations, and maintenance issues.
- (3) **Open Ditch** (when approval has been granted by PW and the Planning Commission.)

- a. A minimum right-of-way of 60 feet is required for developments with open ditch drainage. Rights-of-way exceeding 60 feet may be required depending on the depth and cross section of roadside ditches and an evaluation of the developer's drainage design. The maximum depth of open ditches is limited to thirty inches (30").
- b. Right-of-way width shall be determined by the maximum ditch side slopes of be 3:1 (H:V) for foreslope and 2:1 (H:V) for backslope with a minimum shoulder width of 5 feet unless otherwise approved by PW.
- c. No objects or culverts shall be placed within the drainage system without prior written approval from PW.
- d. Maximum grade for street ditches shall be limited to that which will not cause erosion.
- e. For development with open ditch systems, the development engineer shall include a culvert sizing chart for each future driveway location based on the design storm flows, depth of cover and constructability.

(4) Erosion

- a. Embankment slopes of coulees and drainage ditches shall have slopes which are not in excess of 2:1 (H:V) and shall have appropriate erosion control as approved by PW. End of pipe treatments shall be for both the upstream and downstream end of pipe. Utilization of articulated block matting may be required. Slope requirements around pipe terminus shall be the same as side slope of channel.
- b. Erosion is a naturally occurring phenomenon and the control of erosion on private property and street ditches is the responsibility of the property owner of the drainage servitude and the property owner adjacent to the open ditch within the right-of-way.

(f) Storm Water Management Facility

- Any facility proposed for a development that controls the flow of storm water includes, but not limited to, ponds and basins.

(1) Responsibility of the owner

- a. The owner of the Storm Water Management Facility shall maintain (such as mowing, bank or bulkhead repairs, and removing debris and trash that occurs on a regular basis, etc.) all other public or private areas, access areas, or privately owned lots, which are a part of or adjacent to the facility.
- b. The owner of the proposed development Storm Water Management Facility or any successor who acquires title to the Storm Water Management Facility shall at all times maintain the design section of the Storm Water Management Facility as indicated on the Site Drainage Plan and in the Drainage Impact Study.
- c. PW shall have the right to enter the premises where a Storm Water Management Facility is located to determine whether the owner has maintained the design section of the Storm Water Management Facility as indicated on the Site Drainage Plan and in the Drainage Impact Study and as set forth above in subsection (d).

(2) Inspections

- a. PW may inspect Storm Water Management Facilities at or after the time of construction and require any changes necessary to make the construction conform to applicable requirements. This subsection shall apply even if the Storm Water Management Facility was constructed prior to its incorporation into the City of Lafayette or before the establishment of this section.

(3) Guaranty by the Owner

- a. The requirements of this section shall be included on the Site Drainage Plan and the Drainage Impact Study Report and shall be acknowledged in writing by the owner and/or developer, if different from the owner. The developer will cause to be created (or furnish a certified correct copy if already in existence) a financial and management legal entity or entities that will guarantee and assure the maintenance of all private facilities constructed for storm water management.
- b. The developer will provide a certification to the Administrator from an attorney licensed to practice law in the State of Louisiana that the documentation, attached to the certification, provides for the creation of an entity that is responsible for maintaining the private facilities for storm water management in the subdivision. The certification must be provided prior to obtaining final subdivision approval. The certification shall contain the name of the entity responsible for maintenance and its registered office.

(4) Maintenance

- a. After proper notification to the owner, LCG may enter those areas declared to be in violation of this Section and effect repairs of the area as needed to protect the public.
- b. The Administrator shall not undertake any work until the owner of the lot, place, area or premises, has had the opportunity to do the work within 30 days after proper notice is given. Notice must be given to the owner of the lot, place, area or premises, or, in his absence from the city, to his agent of the leased premises or occupant thereof. Proper notice shall consist of notification by certified mail to the last known address of the owner as reflected by the assessor's tax rolls in and for the parish. If the property is not leased or occupied, the Administrator must provide notice by advertisement in the official journal of the City-Parish for 2 consecutive days.
- c. The actual cost to LCG in having the work performed, and any necessary, reasonable and required administrative charges, is declared to be a charge, cost or expense of the property, lot, place, structure, house, business or area where any repairs or maintenance are performed. Expenses shall be collected in the manner fixed by law for the collection of taxes and are subject to the same penalties for delinquencies. The Administrator shall demand of the owner of the property the payment of such charges, costs or expenses by written notice to the owner of the property. If the costs or expenses are not paid within 30 days after demand, the Administrator shall, after due notice as stated in this section, send an attached bill of the costs and expenses to the Support Services Manager for the Lafayette Utilities System who shall add the amount of the bill to the next tax bill of the owner. The Administrator shall have recorded, in the mortgage office of the parish, an attached bill showing the cost and expense of the work and the place or property on which the work was done, so as to establish for LCG a lien and privilege securing the payment by the property owner of the charges, costs and expenses.

(5) Desiltation

- a. For developments where water collected from public infrastructure is routed through a detention facility, access in favor of LCG shall be provided from a publicly dedicated road to the Storm Water Management Facility. The access shall be at least a clear 20-foot wide travel way (graded to accommodate use by equipment) and sufficient area proximate to the travel ways to allow

desiltation activities. A note shall be placed on the final plat indicating that this access shall be provided to LCG.

- b. It shall be the responsibility of the owner of the Storm Water Management Facility to ensure proper desiltation. If, within 30 days of notification by LCG that desiltation is required to ensure proper performance of the Facility, desiltation is not performed by the owner, then LCG may (but is not obligated to) perform the desiltation and other required remedial measures as determined by LCG. Cost and charges will be assessed to the owner. Notice and assessment of costs and charges shall be in the same manner as set forth in subsection (f)(4) above.

(g) Development within Designated 100 Year Flood Hazard Area

- (1) In addition to any other stated provisions, a development proposed within a FIRM designated Flood Plain, Flood Hazard or Floodway, whether located in the City or Parish of Lafayette, shall be in accordance with the applicable regulatory agencies and comply with the provisions of the Flood Damage Prevention Ordinance of the applicable governing authority.
- (2) The Planning Commission shall not permit the development of any land in a Flood Hazard, Flood Plain or Floodway areas where such land is found to be incompatible with its proposed use due to poor drainage, flooding or other factors, which would make the area vulnerable to flood damages that could pose a potential hazard to public health and safety.
- (3) Flood Plain Analysis shall be required for all developments of 5 acres or 50 lots located within a Designated Flood Hazard. The complete analysis must be conducted after Preliminary Plat approval by the Planning Commission.
- (4) No development, fill, or obstruction of any type on or over any portion of a Designated Floodway shall be permitted which alone or cumulatively with other such development, fill or obstructions would cause or result in an obstruction or other situation which would adversely affect the efficiency of or restrict the flow or capacity of a Designated Floodway so as to cause foreseeable damage to others, wherever located.
 - a. Any such development application shall include hydrologic and hydraulic HEC-RAS data, or other models acceptable to the applicable regulatory agency, confirming that no adverse flood effects will result from a proposed development in the Designated Floodway.
 - b. This certification is subject to review and approval or denial by LCG Floodplain Administrator and/or FEMA.
- (5) Any Flood Plain Impact Analysis conducted for a development located in Designated Flood Hazard Area Zone "A" shall include, as an integral part of the Flood Plain Impact Analysis a Base Flood Elevation Determination in accordance with FEMA document, "Managing Floodplain Development in Approximate Zone A Area."
- (6) Development proposals shall have public utilities and facilities such as water, sewer, gas, and electrical systems located and constructed to minimize flood damage.
- (7) For the plat requirements for those properties intending development within a Flood Hazard, Flood Plain, or Floodway, see 89-33.

89-43 Environmental Stormwater Management

- (a) See Stormwater Ordinance of the Lafayette City-Parish Consolidated Government (LCG Code Chapter 34, Article V).

89-44 Street Design

☞ *Purpose: this section establishes street connectivity, layout and geometric design standards that –*

- *implement PlanLafayette Action Items 1.3.2, 1.6.4, 2.11.1, 3.15.5, 6.4.2, 6.8.3, 10.2.1, and*
- *protect the public health, safety and general welfare, and*
- *promote the character of development provided in PlanLafayette and, if applicable, the zoning district, and*
- *provide for the efficient movement of all modes of travel, including cars, pedestrians, bicycles, and transit.*
- *Adhere to local, state, and federal engineering standards, policies, practices, and requirements for compliance and public safety.*

(a) Public Streets

(1) General

- a. The arrangement character, extent, width, grade and location of all streets shall –
1. Conform to the Lafayette Transportation Plan, and
 2. Be considered in their relation to existing and planned streets, topographical conditions, public convenience and safety, and their appropriate relation to the proposed uses of the land to be served by the streets. Artificial channel relocation shall be minimal.
- b. The Lafayette Transportation Plan shall be adopted by ordinance after review and recommendation by the Planning and Zoning Commission as part of its responsibility in Section 4-10 of the Lafayette City-Parish Charter. LCG staff, under the direction of the Chief Development Officer and the Director of PW, shall annually review, and if necessary suggest updates, to the Lafayette Transportation Plan.
- c. Where streets are not shown on the Lafayette Transportation Plan, the arrangement of streets in a subdivision shall:
1. Provide for the continuation or appropriate projection of existing or proposed streets into surrounding areas where possible;
 2. Conform to any neighborhood or area plan for the neighborhood approved or adopted by the Planning and Zoning Commission.
 3. Provide adequate street connections to adjacent properties to insure adequate traffic circulation within the general area.
- d. Public or private street layout within a subdivision shall provide access to all lots, or residential units, within the subdivision. Private streets may not be used to block connections to existing public right of ways or stub-out streets.
- e. Streets shall be constructed with curb and gutter unless otherwise approved by PW based upon the results of the Drainage Impact Study

- f. The actual right-of-way varies based on the number of travel lanes and lane widths, and the provision of other elements to support the type and density of adjoining land uses including parallel or angled on-street parking, buffer planting zones with landscape and streetscape materials, pedestrian zones and sidewalk widths, on-street bike facilities, and medians.
- g. Typical Pavement Section using minimum construction requirements is to be supported by sufficient geotechnical testing or design documentation to determine the section is suitable for the site specific or borrow material soil properties and anticipated traffic loading. The geotechnical testing used for design and construction testing/inspection results are to be submitted to PW at the time of completion of construction and the final inspection. The minimum pavement section shall be three inches (3") asphaltic concrete wearing course, and eleven inches (11") soil cement base or eight inches (8") concrete (3800 psi) and six inches (6") properly prepared base.
- h. In those instances where a subdivision plat is located adjacent to an existing public street with a sub-standard right-of-way, sufficient additional right-of-way or setback shall be dedicated to accommodate the ultimate development of the subject street to a right-of-way width as required by the development standards.
- i. Public alleys are not permitted.
- j. Street Lighting
 - 1. Street lighting is required along all streets within a subdivision plat located in the City of Lafayette. Street lighting is not required along streets within a subdivision plat located in the Unincorporated areas of Lafayette Parish.
 - 2. Street lighting is required along all streets in a subdivision plat in accordance with PW and LUS Standards for Arterial Street Lighting, when applicable.
 - 3. Lighting along streets, including pedestrian scale lighting, shall be provided along all streets required in the MX and PD districts along all streets that have sidewalks in accordance with PW and LUS Standards for Arterial Street Lighting, when applicable.
 - 4. Lighting shall be shielded and directed downward in order to reduce glare.

(2) Geometric Design

- a. Plan and profile sheets showing the roadway geometric design, drainage design and utility plans shall be designed by a Louisiana Registered Professional Engineer and submitted for review and approved by PW and LUS, when applicable, before any development improvement work begins.
- b. The minimum right-of-way, horizontal curves, gradients and miscellaneous widths for streets shall be as listed below for conventional street designs and for compact street designs.
- c. **Design Standards.** The table below describes the minimum facilities required for each roadway type and the minimum widths of those facilities. Note, additional facilities are permitted if they are in accordance with the standards.

Table 89-44-1 Street Design Minimum Standards^a

	Arterial	Collector	Collector - Downtown	Local Road	Local Road Open Ditch ^c	Compact Road ^b	Private Streets	Private Alleys
Number of Traffic Lanes	4	2-4	2	2	2	2	2	2
Width of Traffic Lanes (ft)	11.5'-12'	10.5'-12'	12'	12'	11'	10'	11'	11'
Minimum R/W Width (ft)	102'	60'	70'	50'	60'	42'	N/A	N/A
Medians (min. width-ft)	21'	Op (13')	N/A	N/A	N/A	N/A	N/A	N/A
Sidewalk Width (ft; see subsection (e) for requirements)	5	5	5	5	5	5	Op	N/A
On Street Parking Lane	No	Op	Op	Op	No	Op	Op	No
Curb	Yes	Yes	Yes	Yes	No	Yes	Op	Op
Bike Facilities within street (min. width-ft)	Yes (4')	Op (4')	Op	Op	Op	Op	Op	No
Street Trees within R/W	Permitted in median	Op (7-20')	Yes (7-20')	Op (8')	Op (8' min)	Op (8')	Op (8')	Op (8')

^a Information shown on this table is the minimum required. Additional right-of-way will be required to accommodate additional facilities above the minimums. The minimum may not be acceptable for all developments

^b Compact Roads are only allowed in the following Districts: RS-2, RM, MN, PI and PD.

^c Open Ditch streets apply to the "A" zoning districts, conservation subdivisions or locations where curb and gutter requirement is determined to be hydraulically unfeasible by PW. A sub-surface system shall be extended as far as hydraulically feasible before an open ditch section is permitted.

c. Curves and Intersections.

1. Subdivision plats, site plans and concept plans shall be arranged to allow the opening of future streets and logical future subdivision or development.
2. Curves proposed for the right-of-way of designated major thoroughfares must have a minimum center line radius of 150 feet.
3. Reverse curves shall be separated by a tangent distance of at least 100 feet.
4. Intersections with other public streets shall be at right angles. Any variance shall not modify the angle of a major thoroughfare intersection more than five degrees. Where acute angle intersections are approved, a radius of at least 25 feet in the right-of-way line at the acute corner must be provided.
5. Streets may intersect at a minimum 60-degree angle unless otherwise provided. If a street intersects at an acute angle, a minimum twenty-five foot (25') radius is required at the edge of pavement.

(b) Connectivity

☞ *Purpose: Street layouts should respond to local conditions such as topography, watercourses, greenways and the existing street systems of neighboring developments. Local street patterns may discourage through traffic, but should also include interconnecting streets with alternative routes throughout the neighborhood to diffuse automobile traffic and shorten walking distances. A well connected street network shall be provided to spread traffic efficiently, and to provide greater opportunities for access and circulation of motor vehicle, pedestrian, and bicycle modes of travel.*

(1) **Reserve strips** that control access to streets are not permitted unless they are dedicated to or controlled by LCG, and approved by the Planning and Zoning Commission. This does not apply to reserve strips where required for double frontage lots. (\Leftrightarrow § 89-38(c)(10))

(2) **Half streets** are prohibited.

(3) **External Connectivity**

- a. Parcels shall be arranged to allow the opening of future streets and logical further subdivision.
- b. Proposed streets shall be extended to the boundary lines of the tract to be subdivided or developed, unless prevented by topography or other physical conditions, or unless the City Engineer determines that the extension is not necessary or desirable for the coordination of the layout of the subdivision or development with the existing layout or is not the most advantageous future development of adjacent tracts.
- c. An external connection shall be provided by extending at least one (1) street to the boundary line of the tract. The number of external connections to the boundary line with adjoining tracts is equal to the common boundary length divided by twice the minimum required block length (see 89-38)(d)(3)). In calculating this number, fractions are rounded down.

Example: A tract zoned "RM" has a common boundary of 1,000' with an adjacent tract. The minimum required block length is 200'. 2 external connections are required $(1,000' \div (2 \times 200)) = 1,000 \div 400 = 2.5$, rounded down to 2.

(4) **Internal Connectivity**

- a. The following terms are defined for purposes of this subsection only:

Street Link That portion of a Street that lies between 2 Nodes.

Node The intersection of two (2) or more streets, a cul-de-sac head or a dead-end.
The following are not considered Nodes:

- An eyebrow. An eyebrow is a semicircular shaped portion of a street that is configured so that a portion of a circle with a radius of thirty (30) feet can fit within the confines of the paved portion of the surface.
- The intersection of a Local street within the proposed subdivision with an external public street that connects to the proposed subdivision is not considered a node in computing the connectivity ratio.

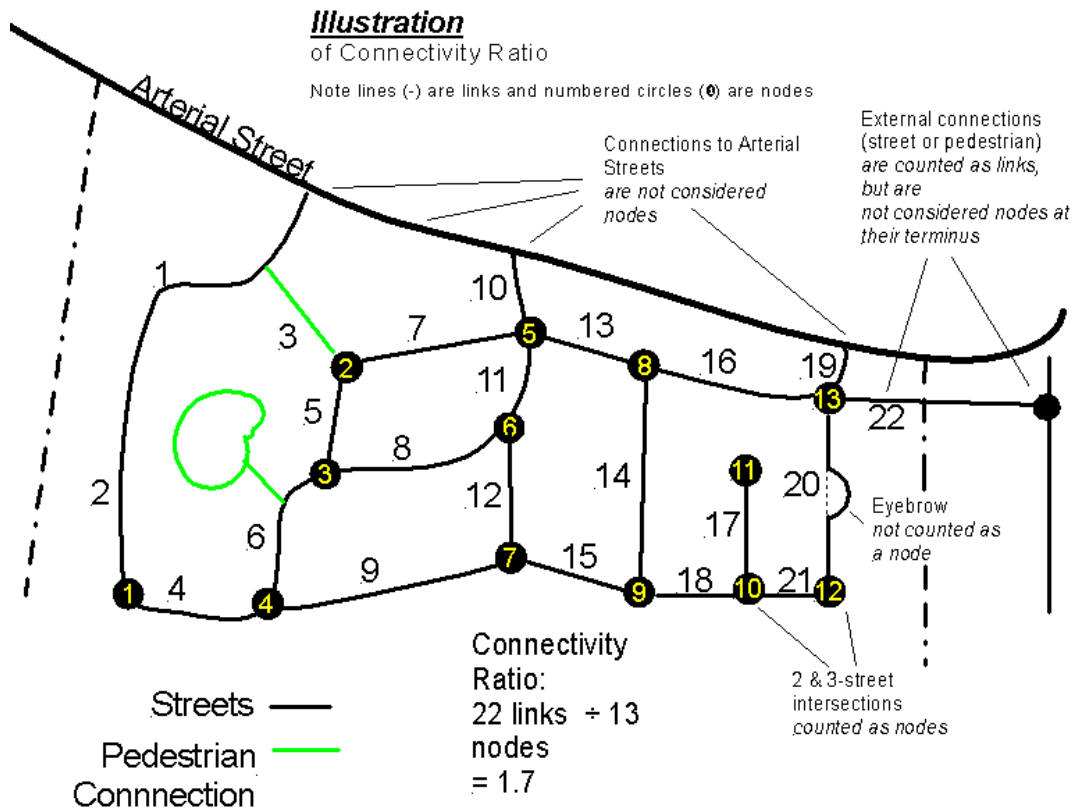
Pedestrian Connection A sidewalk or similar pedestrian accessway or portion of a development's trail system that:

- For sidewalks, complies with subsection (e). Trails and pedestrian accessways shall have a minimum width of 5 feet.
- Connects a dead-end street, cul-de-sac, or T-intersection to another public street or to a commercial or office development that is built, approved or designated as part of the proposed development. Pedestrian accessways or trails that connect only to parks, greenways or recreational areas are not counted as a Pedestrian Connection for purposes of calculating the Connectivity Ratio.

- b. Streets within any proposed residential subdivision shall achieve a Connectivity Ratio as provided below. The Connectivity Ratio is computed by dividing the number of Street Links and Pedestrian Connections by the number of Nodes within the subdivision.
- c. The Administrator may count a feature as a Street Link or Pedestrian Connection or reduce the required ratio if:
 1. Existing topography or natural features make the required number of connections impractical, and
 2. The applicant provides alternative solutions that substantially accomplish the purposes of this section.

Table 89-44-2 Connectivity Ratio

	Area or Zoning District (see Article 2)	Connectivity Ratio (minimum)
1	Unzoned areas, "A" Agricultural, "RS" Single-Family Residential, "RM" Mixed Residential	1.2
2	Conservation Development, "CH" Commercial Heavy, "IL" Industrial Light, "IH" Heavy Industrial	Not applicable
3	"MN" Neighborhood Mixed Use, "MX" Mixed-Use Center, "D" Downtown, "PD" Planned Development	1.6
4	"CM" Commercial Mixed, "PI" Public / Institutional	1.4



(5) Cul-de-Sacs and Dead-End Streets

1. Dead-end streets are not allowed except in those instances where the street is terminated by a circular cul-de-sac turnaround or where the street is designed to be extended into adjacent property.
2. The maximum length of dead-end streets (cul-de-sacs) is established in the table below. However, the Planning and Zoning Commission may approve dead-end streets of a greater length when unusual conditions exist. The turnaround dimensions apply to a dead-end street over 150 feet from a through street intersection.

Table 89-44-3 Cul-de-Sacs and Dead-End Streets

Dead-End Streets		Turnaround	
(Cul-de-Sacs)	Length (<i>max-feet</i>)	ROW Diameter	Pavement Diameter
Residential	750	100	70
Commercial	500	120	100
Industrial	500	120	100

3. When there are plans for the future extension of a dead-end street, the closed end of the streets shall include a hard surface turnaround subject to the specifications of the Department of PW.

(c) Improvements Proposed for Public Dedication

- (1) The design and construction of public streets are not subject to direct regulation or control of the Planning Commission, but such matters do fall within the review and policies of the state and PW.
- (2) On all streets developed within LCG's jurisdiction, all grading, surfacing, drainage and sidewalk construction shall be done under the supervision of a licensed civil engineer with full time inspection, who has obtained either LCG construction inspection certification or LA-DOTD certification in the area of work in which the inspection is being provided. New road pavement design shall be determined by the site soils and anticipated traffic loading.
- (3) For all improvements offered for dedication, the developer's engineer shall certify to the completeness of the construction and that the construction was performed under the supervision of a full time quality control/quality assurance inspector, completed in accordance with the approved plans and LCG's specifications approved by LCG and all of the requirements set forth at provisions listed within Sections 89-58 (e) and (f) and 89-59. The testing laboratory shall be approved by PW.
- (4) All curbs, sidewalks, crosswalks and pedestrian ways intended for public dedication shall be designed and constructed in accordance with the Americans with Disabilities Act (ADA).
- (5) A Development Permit must be completed and adhered to for dedication and acceptance.

(d) Private Streets and Private Alleys

- (1) **General Arrangement and Layout.** The pattern or layout of private streets in any project shall provide the following basic design concepts:
 - a. Provide adequate vehicle access to buildings and facilities within the plat boundaries.

- b. Provide adequate interior traffic circulation and access to buildings by firefighting personnel and equipment and not induce a hazard to vehicular traffic and the occupants of the development as determined by PW.
- c. Provide adequate access to the existing public street system adjacent to the boundaries of the plat however, Private streets shall not be direct projections of any public street.
- d. The developer is responsible for private streets. The Planning and Zoning Commission will designate these streets as such. All private streets and private alleys will be clearly marked and designated as private streets or private alleys on the preliminary and final plats.
- e. Minimum unobstructed private right-of-way width of twenty-eight (28') feet shall be required along all Private Streets except in the case of a Private Street being designated as a one-way street, in which event a minimum constructed private right-of-way width of twenty (24') feet shall be required. If parallel parking is proposed along the Private Street, additional width may be required to accommodate the parking in question as determined by LCG.
- f. The assurance of pavement construction requirements will be under the jurisdiction PW review of construction standards.
- g. Typical Pavement Section shall be hard surfaced and use minimum construction requirements that are supported by sufficient geotechnical testing or design documentation to determine the section is suitable for the site specific or borrow material soil properties and anticipated traffic loading. The geotechnical testing used for design and construction testing/inspection results are to be submitted to PW at the time of completion of construction of the Private Street and the final inspection of the Private Street construction by PW.
- h. A private development may not block an existing or proposed public street extension.
- i. The minimum pavement or traffic lane width requirement shall be twenty-two (22') feet. When the Private Street is designated as a one-way street, then the minimum pavement or traffic lane width requirement shall be twenty (20') feet.
- j. Any single family residential development within the unincorporated Parish of Lafayette composed of fifteen (15) proposed lots or fewer, or any apartment, condominium, planned unit development, or other attached housing, having fewer than fifteen (15) units and containing Private Streets, shall be serviced by a Private Street system with an aggregate or paved surface. The typical roadway section shall be a minimum four (4) inches of aggregate (limestone or gravel) or two (2) inches of asphaltic concrete placed over a base that is either ten (10) percent lime treated soil ten (10) inches thick or eight (8) inch soil cement.
- k. It shall be unlawful to develop property in phases or otherwise as a means of avoiding paving Private Street(s) in compliance with these regulations. For purposes of these regulations, all potential phases of a proposed development will be counted to determine the number of lots or units in any such development. No individual, directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or any other means in an effort to avoid compliance with the requirement of paving Private Street(s) in accordance with these regulations or that would otherwise circumvent the intent of these regulations. No property contiguous to a development in which Private Street(s) are installed as permitted herein shall be developed by the same person either directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity for a period of two years after occupancy of the last unit occupied in the previously approved subdivision.

(2) Private Alleys

- a. Private alleys may be provided within any subdivision to provide secondary vehicular access to buildings that have their primary access from an adjacent public street or private street.
- b. Private alleys cannot be used or designed to provide the principle access to property outside the subdivision plat boundaries in which the private alleys are located.
- c. Parallel parking is not allowed along a private alley. To maintain this restriction, the owner of the alley shall, at the developer's expense, conspicuously display signs prohibiting parking.
- d. Intersections of private streets shall be at right angles with variations not to exceed ten degrees.
- e. A driveway easement assuring permanent rear lot access for interior lots may be substituted for an alley.

(3) Geometric Design

- a. Private streets (including private alleys) shall comply with the geometric design requirements in 89-44 (a) 2.
- b. Private streets may be established without a formal right-of-way if an unobstructed right-of-passage width equal to the right-of-way width required in 89-44 (a) is provided and constructed.
- c. **Dead-ends, cul-de-sacs, and T-type turnarounds** are allowed only in the unincorporated Parish, and shall comply with subsection (b)(3) and Table 89-44-3.

(4) Intersections

- a. When a private street or private alley intersects with a public street there must be a minimum off-set distance of 125 feet from the center line of the private street or private alley to the center line of any adjacent street or alley intersecting the public street.
- b. Intersections of all private streets and private alleys with the public streets must be at right angles with variations not to exceed ten degrees and have 25 feet radii at all corners.

(5) Connectivity

- a. Private streets must comply with the connectivity standards in subsection (b) above.
- b. To provide adequate emergency vehicular access, the private street system shall provide at least 2 points of access to the project or development from the public streets adjacent to the boundaries of the project or development.

(6) Fire Protection

- a. All buildings proposed to be constructed within any project containing private streets must be so arranged and located that fire fighting apparatus can park and reach any part of any building with a 200-foot long hose extending from the apparatus. The 200-foot hose length must be measured as the hose is laid on the ground and may not be measured as the aerial radius from the parked apparatus.
- b. Fire hydrants, where required, must be so located and provided within the project boundaries that 500 feet of fire hose, extending on the ground from the hydrant, can reach the furthestmost part of any building within the boundaries of the plat.

- c. All buildings proposed to be constructed within any project containing private streets and which contain residential dwelling units and have an overall length of 300 feet or more, must be so designed to have at least 1 open, unobstructed walkway through the building at ground level. The walkway must have a width of at least 5 feet to allow ready access by fire and police and their equipment and other emergency services to each side of such buildings. Where buildings are to be constructed over and across any private street, the unobstructed overhead clearance must be at least 14 feet when measured between the highest point of the private street paving under the structure and the lowest part of the building structure or associated parts of the building. Suitable restrictions to this condition must be noted on the plat.

(7) Maintenance of Private Streets and Private Alleys

- a. LCG is not responsible for maintaining any private streets, signs or drainage improvements on the private street(s).
- b. The developer will cause to be created (or furnish a certified correct copy if already in existence) a financial and management legal entity or entities that will guarantee and assure the maintenance of all private streets and private alleys constructed.
- c. The developer will provide a certification to the Administrator from an attorney licensed to practice law in the State of Louisiana that the documentation attached to the certification provides for the creation of an entity that is responsible for maintaining the private streets, private roads and/or private alleys in the subdivision. The certification must be provided prior to obtaining final subdivision approval. The certification shall contain the name of the entity responsible for maintenance and its registered office.

(8) Drainage of Private Streets and Private Alleys

- a. Private streets and private alleys must be provided with adequate sub-surface drainage approved by PW.
- b. These requirements do not supersede any other development drainage requirements in this chapter.

(e) Sidewalks

- (1) Sidewalks are required where indicated in the geometric design standards (see (a)(2)). Sidewalks shall be a minimum of five feet (5') when separated from the roadway by a four-foot (4') open area. When sidewalks are adjacent to the roadway (curb) the sidewalk minimum width is six feet (6').
- (2) The applicant for subdivision plat approval shall construct all sidewalks on the property.
- (3) The sidewalks shall be constructed at the time of final plat recordation. The acceptance of a letter of credit in lieu of the construction of sidewalks is allowed according to 89-35 "Improvement Guarantees." The amount of the letter of credit must be approved by PW.

(4) Development Fronting on State Highways.

- a. The developer must construct sidewalks either in state highway right-of-way or in a sidewalk easement on the development property.
- b. If the applicant intends to construct the sidewalk in the state right-of-way –

1. The applicant shall request approval from the local state highway office on the appropriate form during the platting process.
2. If the state highway department approves the application, the sidewalks will be shown on the preliminary plat as approved by the DOTD and a copy of the DOTD permit submitted to PW prior to final plat approval.
3. If the state highway department denies the application, the developer will designate a minimum 5-foot-wide sidewalk easement adjacent to the state right-of-way line on development property on the preliminary plat.
4. The sidewalk easement can be located within the utility easement.

(5) Development Fronting City/Parish Streets

- a. The developer must construct sidewalks either in public street right-of-way or in a sidewalk easement on the development property.
- b. Sidewalks built in the public street right-of-way shall be constructed so that the development side edge of the sidewalk is one foot (1') within the right-of-way line and the 5-foot sidewalk width is in public right-of-way.
- c. If street right-of-way width, trees, utilities, topography, existing ditches, or similar existing obstructions prevent the construction of sidewalks in public right-of-way, the sidewalk will be constructed in a sidewalk easement designated on the preliminary plat. The sidewalk easement can be located within the utility easement. If the conflict is discovered after final plat recordation, an Act of Correction must be completed and recorded with the revised sidewalk easement shown.

- (6) Maintenance.** If sidewalks are constructed according to LCG standards in the designated sidewalk easement, LCG will assume perpetual maintenance of these sidewalks.

(7) Design

- a. Sidewalks shall be constructed according to LCG's Specifications for Roads, Drainage, Bridges, and Other Infrastructure Improvements.
- b. Sidewalks shall avoid obstacles such as ditches, trees, and utilities.
- c. Sidewalks across driveways or that will be crossed by vehicles will be at least 6 inches thick or as thick as the driveway, whichever thickness is greater.
- d. The sidewalk will be continuous over the full frontage of the development.
- e. At street corners the sidewalk in both directions will extend to the pavement edge. If a ditch culvert is required to accomplish this, it will be considered part of the sidewalk requirement. The size and grade of culverts will be determined by the development engineer and approved by PW.
- f. Sidewalks along "A" and "B" streets in the MX and D zones ("A" and "B" streets are as defined in the development's plan), shall be divided into frontage zones, pedestrian through zones and furnishing zones as follows:

Table 89-44-4 Frontage Zones

	"A" Streets / Main Street	"B" Streets
Figure 89-44-2 Frontage Zones		
Pedestrian Through Zone (minimum-feet)	8 feet	5 feet
Planting / Furniture Zone (minimum-feet)	5 feet	5 feet

(f) Line of Sight

(1) Applicability

- This subsection applies to existing obstructions predating adoption of this ordinance and new construction of fences or signs or placement of movable objects, and new planting of hedges, bushes or other plants.
 - Utility structures, traffic and street signs, where necessary as determined by the Administrator, and buildings existing at the time of adoption of this ordinance are exempt from this subsection.
 - This subsection becomes enforceable upon application for building permit.
- It is unlawful to construct or maintain, or permit to remain, any fence, sign, movable object, hedges, bushes or other plants which exceed 36 inches in height measured from the street level on any lot where the fence, sign, movable object, hedges, bushes or other plants obstruct the line of sight at street intersections as defined in this section.
 - The sight line and the curb lines of the major street and minor street represent sight triangles that are to be free from obstructions as noted in this section.
 - The sight distance is measured from a point along the minor street intersection approach located 14.4 feet from the intersection of the centerline of the minor street with the curb line extension of the major street. This point is established at 3½ feet above the minor street pavement elevation. From this point a vehicle driver shall be able to view an object from a predetermined distance measured along the center of the lane of the intersecting major street. This object shall be visible from a height of 3½ feet above the pavement of the major street. The required distance varies with the posted and/or 85th percentile operating speed of the major street and the number of lanes on the major street.
 - Sight distance for various speeds and number of lanes for the intersection roadways are specified in Table 89-44-5 The area required to be free from obstructions for intersections on the inside of a horizontal curve of a major street requires sight distance restrictions more than a street intersection at 90 degrees.

Table 89-44-5 Minimum Required Sight Distances/Required Sight Triangles

Total number of lanes on major street	Minimum Cross Street/Intersection Sight Distances in Feet										
	posted speed limit on major street*										
	20mph	25mph	30mph	35mph	40mph	45mph	50mph	55mph	60mph	65mph	70mph
2	225	280	335	390	445	500	555	610	665	720	775
3	240	295	355	415	475	530	590	650	710	765	825
4	250	315	375	440	500	565	625	690	750	815	875
5	265	335	400	465	530	600	665	730	795	860	930

*85 percent speed may be used in lieu of existing speed limit.

The value noted within Table 89-44-5 is measured in accordance with the following graphic figure:

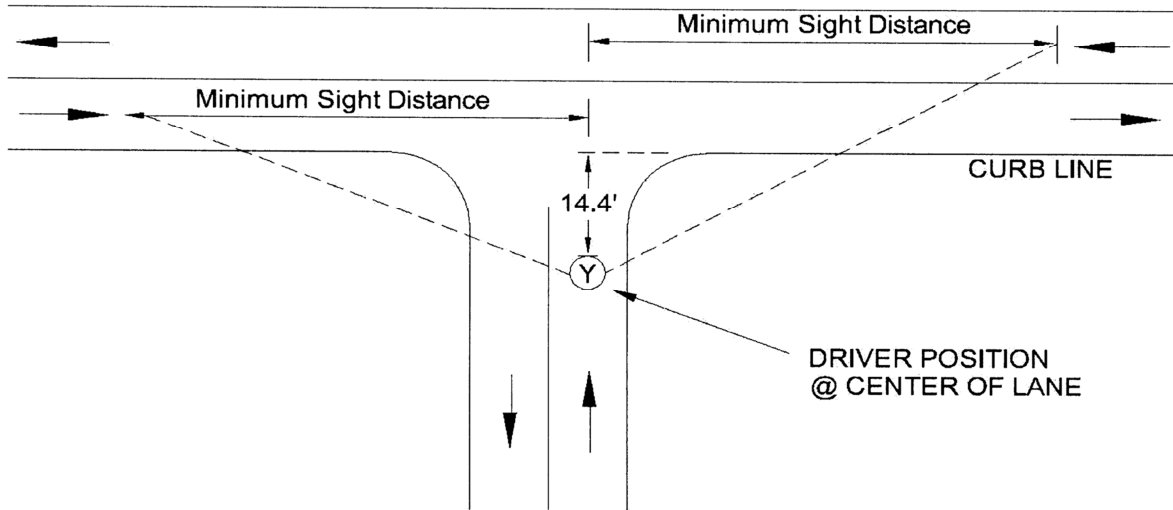


Figure 89-41-3 Sight Distance Measurements

89-45 Street Names

(a) Generally

- (1) **Required.** Street name signs shall be erected at all intersections built and set to the specifications of PW.
- (2) **PZD.** PZD is the coordinating agency for the identification and naming of public and private streets, roads, and thoroughfares within the jurisdiction of LCG. In this capacity the department shall review, recommend and assign names submitted for new streets and roads and proposed changes to existing street, road, and thoroughfare names. Street names are subject to the approval of the 911 Lafayette Parish Communication District.
- (3) **Duplication Prohibited.** Proposed street names shall not duplicate any existing street name, public or private, located within the Parish of Lafayette or any incorporated municipality.
 - a. This does not apply to streets in the “D” Downtown District, such as Main Street or First Street.

- b. Identification as a public street or as a private street does not exempt a street name from duplication. Example: Broussard Road and Broussard Lane (Private) is not acceptable.
- c. Suffixes such as Drive, Road, Street, Parkway, Avenue, Court, Loop, Circle, etc. do not remedy duplication.
- d. Prefixes such as Saint, Rue, Chemin, Avenue, etc. do not remedy duplication.
- e. Directional prefixes and suffixes in French or English may be allowed and will remedy duplication if the streets are coterminous.

(4) General Standards

- a. Streets that align with existing streets shall bear the names of existing streets.
- b. Streets shall, whenever possible, have the same name throughout their entire length.
- c. Alphabetical and numerical street names are not allowed.
- d. All existing and new public streets shall have block numbers assigned in conformity with the block numbering system for Lafayette Parish.
- e. LCG encourages developers, property owners, residents and businesses applying for street names to use French names or terms in an effort to preserve and promote the Cajun/Creole culture and heritage in Acadiana. Applicants for street names may use the names of individuals who may have some historical relationship to the area where the street is to be located or who may have donated the right-of-way, or may recognize historical events and place names in the development of street names.
- f. Private street name signs shall have an abbreviation for private (PVT) placed on the sign after the street's name. The background color of private street name signs shall be blue. Public street name signs shall have a green background color. Private and public street name signs shall be identical in every other way except those mentioned in this section.
- g. Streets or roads may "offset" or "jog" with the same name up to 125 feet from center line to center line.
- h. Where a major thoroughfare replaces a Local street or road in whole or in part, the name of the major thoroughfare shall prevail over the Local street or road name. When the Local street or road name is determined to be non-duplicative and of historical or sentimental value the name shall be placed in a street name reserve list for reuse at an appropriate opportunity.
- i. Existing street names must be used in those instances where a new street is a direct extension of an existing street or logical extension thereof except in those instances where the existing street name is a duplicate street name.

(5) Procedures

- a. Street, road, and thoroughfare names and name changes may be initiated by three different sources:
 - 1. PZD – Administrative costs for streets, road, and thoroughfare name change proposals originated by Lafayette City-Parish Council shall be funded by PZD.
 - 2. Lafayette City-Parish Council.

3. Fifty percent plus one of the property owners owning or fronting the public or private street/road under consideration.
- b. Applications to change the name of a public or private street, road, or thoroughfare are allowed only for the entire length of the subject street, road or thoroughfare.
- c. PZD may initiate a public or private street name change for the following reasons:
 1. To resolve an existing duplication of street names within the parish.
 2. To accommodate capital improvements by federal, state, and local government.
 3. To coordinate the establishment of one name where multiple names exist on one continuous street.
 4. To identify an existing road or street lacking a name designation.
 5. In all other instances where confusion or duplication might otherwise exist with reference to streets with the same or deceptively similar names.
- (6) The city-parish council, as appropriate, shall initiate a request for a public or private street name change only by resolution which shall be forwarded to the PZD for review.
- (7) Property owner applicants for public or private street, road, thoroughfare, etc., name change or name identification must furnish to PZD an application form acceptable to the department containing a list of all property owners owning and fronting said private or public street right-of-way with their mailing addresses. Property owner certificates, which can be obtained from the Lafayette Parish Tax Assessor's office, shall be furnished for all property owners listed.
- (8) PZD will forward the proposed street names to the parish communication district (9-1-1) office, which shall respond in writing within seven days of their approval or disapproval of the proposed street names.
- (9) PZD shall notify owners of property fronting on any public or private street, road or thoroughfare of any proposed or requested name change. Adjacent property owners who wish to respond shall mail to PZD their choice for the street name within 14 days.
- (10) PZD will determine the proposed street name favored by the majority of persons subject to notice. If the name in majority is "other" (their own recommended name) PZD will forward this proposed street name to the parish communication district (9-1-1) office, which shall respond in writing within seven days of their approval or disapproval of the proposed street name. In the latter case, i.e. disapproval, PZD will make a recommendation from the approved list.
- (11) PZD will implement the street name change after obtaining all necessary approvals from the parish communication district office and shall notify all property owners abutting the street within 7 days of the new street name.
- (12) PZD will coordinate the implementation of the respective changes. PZD will assign addresses to residents who currently have a municipal number and/or route number. These residents will be notified in writing by PZD within 14 days of their municipal number and the property owner will need to comply within 6 months of this notification. PZD will notify the post office and other departments and agencies affected at the time of implementation of these changes.
- (13) PZD will notify PW in writing within 7 days of notification from the Planning and Zoning Commission of name change. PW shall fabricate and install street name signs within 14 days of

notification and maintain approved street name signs on public streets and intersections with private streets.

- (14) Applicants for street name changes shall provide sufficient funds to cover the cost of installing new street name signs. The funds shall be identified on the application and paid within 30 days following approval by LCG. LCG shall cover installation costs of new street name signs only for proposals initiated by PZD or Lafayette City-Parish Council.

(b) Street Addressing

- (1) PZD is the coordinating agency for the property addresses on all public and private streets and thoroughfares within the jurisdiction of LCG. In this capacity, the department shall assign new addresses and, to the extent appropriate, make changes to existing addresses in order to eliminate duplication of addresses, confusing similar addresses and other potential difficulties with regard to street addresses.

(2) General Standards.

- a. Property number addresses shall be issued in conformance with the street/road block numbering system established for all minor and major thoroughfares in Lafayette Parish.
- b. Property number addresses shall be issued only for building and/or property referenced as "lots of record" or property divisions recognized and/or approved by the Planning and Zoning Commission.
- c. A single building or property will be assigned a single property number address. An exception may be made for multi-use or multi-building complexes. Shopping centers, apartment complexes, condominium development, etc. may have multiple property number addresses provided that each property number address is fronting a public street or road. Only "sub unit" number addresses may be issued for buildings or properties not fronting directly on a public street or road or Planning and Zoning Commission approved private street. "Sub unit" must be numerical (e.g. 515A, 515B, or 515 Building A, 515 Building B Main Street). "Sub unit" identification defines property or buildings and does not prohibit the use of alphabetical identification within a building if pre-existing.
- d. Odd numbers shall be assigned to the left side of a street and even numbers shall be assigned to the right side of a street. All streets/roads shall have a point of origin identified on the parish-wide block numbering system.
- e. Where no lots or blocks exist along a street or road, the department shall generally assign a new block every 1,000 feet; provided, however, natural divisions of any existing intersecting streets may be considered in determining the beginning of a new block.
- f. As a general rule, a property address shall be reserved every 50 feet along each side of every street or road.
- g. The block number and property number addresses of any new street or development which is a continuation of an existing street shall be in conformance with the already established block numbering system of the existing street unless changed by PZD.
- h. In those instances where plats are required to be submitted to and approved by the Planning and Zoning Commission which include private streets, property number addresses shall be issued in the same manner as property number addresses on public streets or roads.

- i. The department shall insure that property number addresses are issued uniformly and consecutively within each block (e.g. 915 Broussard Road must be opposite 914 or 916 Broussard Road).
- j. The department shall require each and every property owner to display numbered with Arabic numbers not less than four inches in height, the address of every property having its own property address. The department shall provide a procedure whereby applicants for a property address number shall complete an application form and such forms shall be maintained by PZD.

(3) Procedures

- a. Requests to issue property addresses may be initiated by three different sources:
 - 1. PZD.
 - 2. Lafayette City-Parish Council.
 - 3. The property owner.
- b. PZD may initiate a property address change and/or assignment for the following reasons:
 - 1. To resolve an existing error in property addressing.
 - 2. To assign addresses to lots in an approved Planning and Zoning Commission subdivision plat.
 - 3. To eliminate multiple or confusingly similar property addresses.
- c. The City-Parish Council, as appropriate, shall initiate a request for an address change only by resolution which shall be forwarded to PZD for review.
- d. The Lafayette Parish Commission District (9-1-1) office shall initiate through the City-Parish Council a request for a change of property addresses for the health, safety and general welfare of the people of the Parish of Lafayette and their property.
- e. When the property owner is the applicant, PZD will determine an address and notify the property owner in writing within five days of the application being filed. When the applicant is platting the property, the address will be issued subject to approval. The property owner shall post the newly assigned address number prior to final inspection, and no certificate of occupancy will be granted until a new building is properly numbered for identification.
- f. If a source other than the property owner initiates the address request, PZD will determine the address and notify the property owner or owners of the government action. The newly assigned number shall be posted within 90 days of receipt by the property owner of notification of the assignment, except that in business locations a reasonable extension may be granted to avoid hardship to a business and allow time to notify business clientele.
- g. PZD will coordinate the implementation of the address changes accordingly. PZD will notify the U.S. Post office, the Lafayette Parish Communication District (9-1-1) and other identified departments and agencies thru standard correspondence.

89-46 Utilities

Action Item (3.15.5)

(a) Applicability

This section applies to any application for subdivision plat, conditional use permit, or building permit approval where a site plan is required.

(b) General

- (1) If the proposed development is in the City of Lafayette or requesting LUS potable water, sewer or electric services, the applicant shall reach an agreement with the LUS to provide a water distribution system, sewage disposal facilities and electrical facilities for the proposed subdivision.
- (2) Utility improvements shall be constructed in accordance with any applicable standard specifications of LCG/LUS, FEMA, water district, or sewer district having jurisdiction, and the sanitary code of the Louisiana Department of Health and Human Resources.

(c) Water System

- (1) Proposed subdivisions in the City of Lafayette shall enter into an agreement with LUS or the applicable municipality, parish or water district to extend the public water system (including the installation of standard valves, fire hydrants, and similar appurtenances) to each lot in the subdivision.
- (2) Fire hydrants shall be designed to meet LUS specifications and located in accordance with LCG Fire Department specifications.
- (3) If a public water supply is not available –
 - a. The developer shall construct a private water system that provides an adequate supply of potable water to every lot within the subdivision or development with a minimum pressure of 40 pounds per square inch.
 - b. The source of water supply and distribution system shall comply with the sanitary code of the State Department of Health and Hospitals and the area municipality designated by the commission.
 - c. LUS is not obligated to incorporate any private system of water supply into any public system of water supply that may be built in the future.
 - d. When authorized by the State Department of Health and Hospitals, individual water wells may be used to supply potable water to each lot in the development.

(d) Sewage

- (1) If a subdivision is located so that it can be served by the extension of an existing public sanitary sewer within a reasonable time, the subdivider shall enter into an agreement with LUS, municipality, or sewer district to extend sanitary sewer service to each lot within the subdivision.
- (2) If public sanitary sewers are not available –
 - a. The subdivision shall include a collection system and treatment plant approved by LUS.
 - b. The developer may, at the discretion of the State Department of Health and Hospitals, build a community sewer system or install individual septic tanks or other mechanical means of sewerage disposal for the entire subdivision. The sewage disposal system shall be approved by State

Department of Health and Hospitals and PW and installed in accordance with the State Sanitary Code.

(3) Unincorporated Areas

- a. Public: If the subdivision is so located within three hundred feet (300') and to be served by an existing public sanitary sewer system, the developer shall enter into an agreement with the respective municipality, sewer district or parish so that such service shall be available to each lot within the subdivided area. Municipal sewer district systems should be planned and designed for interconnectivity (with private and public sewer systems) and economic efficiency.
- b. Private: Where a public sanitary sewer system is not available, the subdivision sewer shall be connected to a private community disposal system complying with the applicable provisions of this subsection. The developer shall pay for costs of sewer infrastructure within a subdivision to accommodate the proposed dwelling unit density to the outflow based on sound engineering practices. All new private community sewage infrastructure should be planned and designed for interconnectivity with municipal systems at some point in the future.
- c. Permits
 1. Before commencement of construction of a private sewage disposal system (either individual or community), the owner shall first obtain a written permit from the applicable federal, state and local regulatory agencies, including but not limited to LUS, Louisiana Department of Health and Hospitals, PZD and the Louisiana Department of Environmental Quality (Collectively the "Regulatory Agencies.").
 2. It shall be unlawful for a person to construct, install or provide a private community-type sewage system or make changes to an existing sewage system in the City-Parish of Lafayette unless and until the plans and specifications therefore have been submitted to and approved by the applicable Regulatory Agencies.
- d. Inspection: Approval
 1. A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the Regulatory Agencies having jurisdiction with regard thereto. The Regulatory Agencies shall be allowed to inspect the work at any stage of construction, and in any event, the applicant for the permit shall notify the appropriate Regulatory Agencies when the work is ready for final inspection and before any underground portions are covered.
 2. No utility company licensed to do or doing business in the City-Parish of Lafayette shall install or connect permanent service or provide electric or gas service to run any sewer system to any person at a location required to provide a sewage disposal system until a final permit has been issued by applicable Regulatory Agencies approving such system and a final Certificate of Occupancy has been issued. (Any utility service previously connected shall be disconnected upon demand of PZD Director where a sewage disposal system is being operated unlawfully.)
- e. Design Standards
 1. The type, capacities, location and layout of an individual treatment system and/or a private community sewage disposal system shall comply with the recommendations and requirements of the applicable Regulatory Agencies.

2. A private community-type sewage disposal system shall be constructed in accordance with standards established by LUS. The system, when applicable, shall meet all U.S. Environmental Protection Agency and Louisiana Department of Environmental Quality water discharge permit requirements as the same may be published from time to time.
 3. No floor drain, soil pipe, main drain or other pipe, or part thereof, which is directly connected to a storm or sanitary sewage line, or through which waste water or sewage from any source flows or into which sewage or waste water may back up, shall be located nearer than thirty (30') feet from any well, spring or other source of water supply. Pipes and drainage or parts thereof through which sewage or waste water flows, or into which sewage or waste water may backup and which are located within fifty (50') feet of any well, spring or other water supply shall be constructed of ductile iron pipe or plastic pipe approved by the Regulatory Agencies.
 4. The minimum lot size for lots with individual treatment systems and/or individual water wells shall be twelve thousand square feet (12,000) with a minimum of 60-foot frontage on a public or private road.
- f. Regulation of Individual Sewage Treatment Systems
1. No development wherein there is proposed greater than fifteen (15) lots, or in the case of any apartment, condominium, planned unit development or other attached housing, greater than fifteen (15) units, shall be serviced by individual treatment systems. Every such development shall be serviced by a community-type sewage disposal system and all lots and/or units shall be connected to said system.
 2. No new individual septic tank systems shall be allowed.
 3. In those situations where an individual treatment system is permitted hereunder, every such system shall have an effluent reduction process constructed in accordance with the minimum standards imposed by Louisiana Law.
 4. An individual treatment system shall be located not less than fifty feet (50') from any well, spring or other water supply source if the system is located at a lower ground elevation than the water supply and not less than one hundred feet (100') if the system is located at a higher ground elevation than the water supply.
 5. It shall be unlawful to develop property in phases as a means of avoiding the installation of a community-type sewage disposal system in compliance with this ordinance. For purposes of this ordinance, all potential phases of a proposed development will be counted to determine the number of lots or units in any such development. No individual, directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity, shall be permitted to develop property by phases or any other means in an effort to avoid compliance with the requirement to install a community-type system in accordance with this ordinance. No property contiguous to a development in which individual systems are installed as permitted herein shall be developed by the same person either directly or through the interposition of any legal entity, whether an individual, corporation, partnership, limited liability company, association, trust or other entity for a period of two years after occupancy of the last unit occupied in the previously approved subdivision.
 6. The owner of any property on which an individual sewage treatment system is located is responsible for its successful and proper operation. LCG shall have no responsibility, financial or otherwise or any liability of any kind with respect to the ownership or operation

of an individual sewage treatment system. On any property or properties where soil porosity or other limitations preclude or prevent the proper operation of an individual sewerage treatment system in full compliance with all applicable laws, ordinances and regulations, such system shall be abandoned and a system approved by the Regulatory Agency installed.

g. Community-type Systems

1. In those instances where connection to a public sewage system is not required and an individual treatment system is not permitted, a private community-type sewage system shall be installed. Prior to installation, the plans and specification shall be submitted to and approved by Lafayette Utilities System, Louisiana Department of Health and Hospitals (DHH) and the Regulatory Agencies. All component facilities of a community-type sewage system shall, at all times, be maintained in good working order and operated efficiently to minimize upsets, discharges of excessive pollutants, bypassing of discharges from the system, health hazards and nuisances. Operator staffing and training, laboratory and process controls, maintenance during normal period of equipment downtime, back up equipment and spare parts shall be provided as needed to maintain continued compliance with the effluent limitation and standards established for the facility by the applicable Regulatory Agencies.
2. Every community type sewage system shall consistently produce the quality of effluent required in the applicable state, federal or municipal wastewater discharge permits.
3. The bypass of any raw or partially treated sewage from a sewage system is prohibited, except where unavoidable to prevent loss of life, personal injury or severe property damage, and where no feasible alternative to bypass exists. The use of alternatives to bypass, such as auxiliary treatment facilities, retention of untreated wastes, elimination of wastewater production, maintenance during normal period of equipment downtime, or installation of adequate backup equipment, shall be utilized to the maximum extent feasible to avoid bypass and shall be utilized in strict compliance with all laws, ordinances and regulations.
4. The developer of a development (the "Developer") shall remain individually and personally liable for the continued successful and proper operation of community type sewage system for so long as the system is intended to provide or provides sewage treatment to the development. The Developer shall be relieved from further liability upon the transfer of control and ownership of the system to either of the following:
 - A. LUS, whereupon LUS shall assume all further operations, maintenance and control of the system; or
 - B. A company licensed by the State of Louisiana to own and operate a community sewage system which at the time of such transfer is in good standing and fully licensed by the State of Louisiana ("Licensed Sewage Company") whereupon said Licensed Sewage Company shall assume all further operations, maintenance and control of the system.
5. Notwithstanding any other language contained in the ordinance to the contrary, every Developer of a development with a community sewerage system must first offer in writing to LUS ("Transfer Offer") to transfer ownership and control of the community sewage system before offering to transfer ownership and control of such system to any Licensed Sewage Company. LUS shall have a period of sixty (60) days from the date of its receipt of the Transfer offer ("Response Period") to accept the Transfer Offer by delivering written notice of acceptance to the Developer ("Acceptance Notice") on or before the expiration of

the Response Period. In the event that LUS does not provide the Acceptance Notice to the Developer within the Response Period or LUS rejects the Transfer Offer within the Response Period, then in either event, the Developer may thereafter transfer ownership and control of the community sewage system to a Licensed Sewage Company. LUS' decision to accept or reject the Transfer Offer shall be in LUS' sole and unqualified discretion including but not limited to LUS having adequate manpower, equipment and resources to operate and maintain the community system that is the subject of the Transfer Offer

6. With regard to community type sewage systems existing on the date of enactment of this ordinance, the owner of such system may offer same to LUS for maintenance and thereby be relieved from further liability for the maintenance thereof if LUS accepts such system for maintenance. All costs of inspection in order to determine whether said system is in fact acceptable to LUS shall be borne by the owner of said system seeking transfer. LUS may require the system to be upgraded to LUS standards prior to acceptance. All costs to upgrade the system shall be borne by the owner of said system seeking transfer.
7. For the purposes of this Section, "Developer" shall mean and include individual developers, legal entities such as corporations, limited liability companies, partnerships, trusts or association, and shall further include individually and in so lido with any such legal entity that individual or those individuals with decision-making authority for such legal entities at the time the system is installed and at any time thereafter during which the system must be maintained in good working order. A Developer shall not avoid contained liability by transferring ownership, operation or control of the system to a private entity.
- h. Penalties: Any person, partnership corporation, limited liability company, trust, association or other entity who shall violate any of the provisions of this ordinance, whether acting for himself or others, shall be guilty of a misdemeanor and upon conviction shall be fined no less than \$100.00 nor more than \$500.00 and/or shall be imprisoned in the Parish Jail for not less than thirty days (30) nor more than six months (6) for each offense. Each day of violation or each incident of discharge of raw sewage shall constitute a separate offense.

(e) Electricity

- (1) An underground electrical distribution system shall be provided in all residential and commercial subdivisions in accordance with the standards of LUS.
- (2) In industrial subdivisions, the electrical distribution system may be placed above or below ground as determined by the needs and proposed uses of the subdivision.
- (3) Storm Water- Utility location and installation shall regard the existing drainage pattern and not modify it unless designed by an engineer and approved by PW.

(f) Wiring Improvements

- (1) Service wiring shall be according to the standards of NEC or NESC requirements.
- (2) All utilities shall be constructed in accordance with good utility practice and with the approval of LUS.

(g) Refuse disposal

Refuse storage shall be conveniently located and conform to PW policy on enclosures. If inside storage is to be provided, the location shall facilitate pickup.
